PRELIMINARY SITE INVESTIGATION

N10042

Nexa Projects Pty Ltd

PROPOSED DEVELOPMENT AT:

63 Bradley Street,

Goulburn NSW 2580

Tuesday, 29th October 2024

NEO CONSULTING

Report Distribution

Preliminary Site Investigation

Address: 63 Bradley Street, Goulburn NSW 2580

Report No: N10042

Date: Tuesday, 29th October 2024

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Executive Summary

NEO Consulting was appointed by Nexa Projects Pty Ltd (the client) to undertake a Preliminary Site Investigation (PSI) for the property located at No. 63 Bradley Street, Goulburn NSW 2580 (the site). The site is legally defined as Lot 16/-/DP1084067, has an approximate total area of 1,372m^2, and is currently zoned as MU1 – Mixed Use. The targeted area for this investigation is approximately 345m^2.

The proposed plans for the site include:

- Retaining onsite townhouses at the front of the property;
- Construction of a three (3) storey apartment complex at the back of the property which includes;
- Ground floor: Coffee shop, Co-living areas, and a car park;
- Floors 2 and 3: A total of thirty (30) units; and
- A rooftop terrace area.

This report provides a preliminary assessment of current and/or historical potentially contaminating activities that may have impacted the soils.

The following scope of works were undertaken:

- A site inspection to identify potential sources of contamination on site;
- Review of historical investigations relating to the site (if any);
- Review of current and historical Certificates of Title;
- Review of local Council records and planning certificates;
- Review of the NSW EPA Contaminated Land Records, Protection of the Environment Operation (POEO) Register and PFAS Investigation Program map;
- Review of local geological and hydrogeological information, including an evaluation of the NSW Groundwater registered groundwater bore database;
- Review of Acid Sulphate Soil data maps;
- Development of a Conceptual Site Model (CSM) to identify the connections between potential sources of contamination and exposure pathways, human and/or ecological receptors; and
- Recommendations for additional investigations (if any), based on the identified data gaps and findings of this report.

A site investigation was undertaken on 1st October 2024 by qualified environmental consultants. During the site inspection, a soil investigation program was undertaken with a judgemental approach within the area of the proposed development in accessing locations across the site to identify areas of contamination. Four (4) primary soil samples were obtained from four (4) borehole locations. The samples were submitted to a National Association of Testing Authorities, Australia (NATA) accredited laboratory for analysis of Chemicals of Potential Concern (CoPC) that may have impacted the site during historical or present activities.

Analytical results indicate no exceedance of the NEPM Assessment Criteria for soils (Commercial/Industrial D). NEO Consulting have applied this assessment criteria based on the proposed plans having entire site concrete ground cover with carpark in the area where the samples were collected.

If the proposed plans are to change in anyway, including direct contact to soil additional investigations and remediation will be required.

NEO Consulting find that the site can be considered suitable for the proposed development and land use provided the Recommendations within **Section 15** are undertaken.

1. Introduction

1.1 Background

NEO Consulting was appointed by Nexa Projects Pty Ltd (the client) to undertake a Preliminary Site Investigation (PSI) for the property located at No. 63 Bradley Street, Goulburn NSW 2580 (the site). The site is legally defined as Lot 16/-/DP1084067, has an approximate total area of 1,372m^2, and is currently zoned as MU1 – Mixed Use. The targeted area for this investigation is approximately 345m^2

The proposed plans for the site include:

- Retaining current townhouses onsite;
- Construction of a three (3) storey apartment complex which includes:
- Ground floor: Coffee shop, Co-living areas, and a car park;
- Floors 2 and 3: A total of thirty (30) units; and
- A rooftop terrace area.

A site inspection was undertaken on 1st October 2024 by qualified environmental consultants. Reporting, photographs and sampling were conducted on this day and with reference to the relevant regulatory criteria (**2. Scope of Work**). Further information of the inspection is described in **4. Site Condition**.

1.2 Objectives

This report provides a preliminary assessment of current and/or historical potentially contaminating activities that may have impacted the soils and will determine if the site is suitable for the proposed development.

1.3 Regulatory Framework

This PSI has been prepared in general accordance with the following regulatory framework:

- State Environmental Planning Policy (Resilience and Hazard) 2021;
- National Environment Protection Measures (NEPM), 2013;
- NSW Environmental Protection Authority, *Guidelines on the Duty to Report Contamination under Contaminated Land Management Act*, 1997;
- NSW Environmental Protection Authority, *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines,* 2020;
- Protection of the Environment and Operation Act 1997; and
- Protection of the Environment Operations (Waste) Regulations, 2005.

2. Scope of Work

To meet the requirements in Section 1.3 of this report, the following scope of works were included:

- A site inspection to identify potential sources of contamination on site;
- Review of historical investigations relating to the site (if any);
- Review of current and historical Certificates of Title;
- Review of local Council records and planning certificates;
- Review of the NSW EPA Contaminated Land Records, Protection of the Environment Operation (POEO) Register and PFAS Investigation Program map;
- Review of local geological and hydrogeological information, including an evaluation of the NSW Groundwater registered groundwater bore database;
- Review of Acid Sulphate Soil data maps;
- Development of a Conceptual Site Model (CSM) to identify the connections between potential sources of contamination and exposure pathways, human and/or ecological receptors; and
- Recommendations for additional investigations (if any), based on the identified data gaps and findings of this report.

3. Site Details

Table 1. Site Details

Address	63 Bradley Street, Goulburn NSW 2580
Deposited plan	Lot 16/-/DP1084067
Zoning	MU1 – Mixed Use
Council	Goulburn Mulwaree Council
Locality map	Figure 1, Appendix A
Site Boundary	Figure 2, Appendix A
Total Area	1,372m^2
Targeted Area	345m^2
Coordinates	-34.74855, 149.72151

Table 2. Surrounding land-use

Direction from site	Land-use
North	Commercial lots (Goulburn Engineering)
East	Residential lots
South	Bradley Street, Residential lots, and a Doctors Office
West	Residential lots

4. Site Condition

A site inspection was undertaken on 1st October 2024 by NEO Consulting. During the site inspection, the following observations were noted (photographs in **Appendix A**):

- The area of investigation (AOI) is currently being utilised as a portion of a storage yard for Goulburn Engineering;
- At the time of inspection, multiple metal structures, rods, machinery parts and forklifts were stored on the AOI;
- The centre of the AOI features a compact gravel groundcover with grass around the perimeters; and
- The southern and western perimeters of the AOI were marked with metal fencing.

5. Site History

5.1 History of Site

Table 3. Historical aerial images of the site and surrounding area.

Year	Description
1975	The site is part of a residential development with two (2) structures. One (1) is a residential dwelling located in the southern portion of the site, and the other is presumed to be a small shed located in the northeastern portion of the site (In the AOI).
1991	The site was largely unchanged. The surrounding area have increased in residential and commercial developments. No commercial or industrial practices noted onsite.
August 2014	The southern portion of the site has remained the same while the northern portion of the site has been fenced off and turned into a storage yard (This forms the AOI). Various metal structures are being stored in this section.
August 2015	The AOI has remained largely unchanged. A fence has been constructed behind the house marking the perimeter of the driveway to the AOI.

5.2 Section 10.7 (2) Planning Certificate

A Section 10.7 Planning Certificate describes how a property may be used and the restrictions on development. The Planning Certificate is issued under Section 149 of the Environmental Planning and Assessment Act 1979. The Section 10.7 (2) Planning Certificate was not provided at the time of writing this report.

5.3 NSW EPA Contaminated Land Register

A search within the NSW EPA contaminated land register was undertaken for the site. No results were found for the site or within 200m of the site.

Approximately 570m SE from the site, Jemena Gas Works (NSW) Limited has had ten (10) former notices and two (2) still in enforcement (No. 20212802, and No. 20212803 (Goulburn Mulwaree Council)). The site is found to be contaminated with:

- Total Petroleum Hydrocarbons (TPH) and Benzene;
- Phenols;
- Polycyclic Aromatic Hydrocarbons (PAHs) including Benzo(a)pyrene;
- Heavy metals (cadmium and copper);
- Cyanide; and
- Ammonia.

Both notices relate to 'Ongoing Maintenance Notices' which involve the implementation of a long-term environmental management plan, groundwater management plan, and the completion and submission of annual compliance statements.

5.4 Protection of the Environment Operation Act (POEO) Public Register

A search on the POEO public register of licensed and delicensed premises (DECC) was undertaken for the site. No results were found for the site or within 200m of the site.

5.5 SafeWork NSW Hazardous Goods

A search was not undertaken with SafeWork NSW for historical dangerous goods stored onsite.

5.6 Product Spill and Loss History

No visual indication of spillages were noted.

6. Environmental Setting

6.1 Geology

The Geological Map of Goulburn (Geological Series Sheet SI 56-9, Scale 1:100,000, Edition 2, 1966), published by the Geological Survey of NSW indicates the site is underlain by a Quaternary sediment. This formation is made of unconsolidated to semi-lithified, poorly-sorted, fine to medium-grained, quartzose sand to pebble to boulder-sized, polymictic gravel, silica, iron, and manganese-cemented sandstone and conglomerate, and minor clay horizons.

6.2 Soil Landscape

A review of the regional maps by the NSW Department of Planning, Industry and Environment indicates the site is generally located within the Bullamalita Soil Landscape. This landscape is characterised by Upper Silurian and Lower Devonian sediments wherever they occur in conjunction with footslopes and valley floors or on landform patterns with slope gradients generally <10%. More detailed information on this landscape is contained in Scown, Murphy and Johnston (1988). Commonly acid to neutral yellow duplex soils, usually with bleached A2 horizons that set very hard on drying, occur on lower sideslopes, footslopes and drainage lines. These soils are similar to Soloths (Dy3.41, Dy3.42). However, they are more fertile than similar soils found

in the Blakney Creek soil landscape. Red Podzolic Soils (Db1.21) are found on upper slopes whilst Yellow Solodic Soils (Dy3.42) and Alluvial Soils occur in some drainage lines.

6.3 Hydrogeology and Groundwater

A review of the regional maps by the NSW Department of Planning, Industry and Environment indicates the site is generally located within the Mulwaree Hydrogeological Landscape (HGL). This HGL incorporates a large area to the north and south of Goulburn from just north of Tarago to areas west of Taralga. This HGL is located in the Mulwaree plains physiographic region with only small representation in other physiographic regions such as Gundary Plains. This HGL is also located on the edge of the Turallo Ranges. The HGL covers an area of 406 km2 and receives 620 to 1100 mm of rain per annum. It is characterised by undulating rises and rolling low hills formed on Silurian sediments and includes the broad alluvial plain of the Mulwaree River to the south of Goulburn. The Mulwaree HGL is a flatter alluvial landscape with a significant floodplain unit which distinguishes it from surrounding Gundary HGLs, and the steeper Currawang HGL to the west.

Aquifers within this landscape are unconfined with groundwater flow occurring primarily through fractures in bedrock and saprolite. Flow also occurs through colluvial and alluvial sediments on lower slopes and in valleys. Recharge to groundwater is moderate to high. Groundwater systems are local with short to intermediate flow lengths and are loosely defined by topographic catchments.

A groundwater bore search was conducted on 11th October 2024 and fourteen (14) groundwater monitoring bores were found within 500m of this location. With this, three (3) bores were listed under domestic purposes, one (1) under recreation and the remaining ten (10) are utilised as monitoring bores.

It was beyond the scope of works to study the groundwater flow direction. However, based on the regional topography, groundwater is expected to flow east towards the Mulwaree River.

6.4 Site Drainage

Site drainage is likely to be consistent with the local topography. Stormwater is likely collected by pit and pipe drainage flowing into the municipal stormwater system, which likely flows towards Mulwaree River. Additionally, large portions of the site consist of accessible soils, which allow for direct infiltration into the sub-soil.

6.5 Site Topography

The sites topography is a gentle slope towards the east.

6.6 Acid Sulphate Soil

Acid Sulphate Soils (ASS) naturally occur under waterlogged condition and contain iron sulphide minerals. If these soils remain undisturbed, they are considered harmless. However, if disturbed and subsequently oxidised, this reaction can cause damage to the environment and built structures that overlie the ASS. The potential for ASS has been divided into five (5) classes, with Class 1 the highest at risk of ASS.

A search of the DPIE eSpade map viewer was undertaken and indicate that site is located within an area with no data for ASS.

7. Areas of Environmental Concern

Based on the above information, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Potential Concern (CoPC) for the site were identified.

Table 4. Potential Areas and Contaminants of Concern

AEC	Potentially Contaminating / Hazardous Activity	CoPC	Likelihood of Site Impact	Comments
Entire site	Importation of fill material. Historical on site operations, including potential agricultural use.	Metals, TRH, BTEX, PAH, OCP, OPP, ACM	Low	The presence of imported fill material is likely. Entrained contamination and top-down contamination mechanisms are possible. Historical cut and fill operations are possible. On site operation may have given rise to contamination event/s. Due to unsealed surfaces leachability of petroleum-derived contaminants is possible.
	Hazardous materials from demolition of previous onsite structures	ACM, Lead (paint and/or dust)	Moderate	Hazardous materials from demolition of previous onsite structures may have given rise to contamination events.
	Storage of vehicles, across the site	Metals, TRH, BTEX, PAH	Low	Storage on unsealed surface. Leaks, spills and weathering may have given rise to minor contamination events. Sampling was undertaking at a depth of 0 – 0.15m which targeted these potential contaminates of concern. No indications of contamination noted visually within soil or during laboratory analysis.

ABBREVIATIONS: ASBESTOS CONTAINING MATERIALS (ACM), BENZENE, TOLUENE, ETHYLBENZENE AND XYLENE (BTEX), POLYCYCLIC AROMATIC HYDROCARBON (PAH), ORGANOPHOSPHATE PESTICIDES (OPP), ORGANOCHLORINE PESTICIDES (OCP), TOTAL RECOVERABLE HYDROCARBONS (TRH).

8. Conceptual Site Model

A Conceptual Site Model (CSM) was developed to provide an indication of potential risks associated with contamination source and contamination migration pathways, receptors and exposure mechanisms. The CSM provides a framework for the review of the reliability and useability of the data collected and to identify data gaps in the existing site characterisation. Here, we consider the connections between the following elements:

- Potential contamination sources and their associated CoPC;
- Potential human receptors that may be impacted by the site contamination are current and future site users including occupants to the dwelling/infrastructures onsite, site workers and the general public within the immediate vicinity of the site;

- Potential environmental receptors to the site including but not limited to: groundwater and surface water bodies, residual soils at and/or nearby the site;
- Potential exposure pathways; and
- Whether source-pathway-receptor connections are complete based on current and future site conditions.

Table 5. Conceptual Site Model

Potential Sources	Potential Receptor	Potential Exposure Pathway	Complete connection	Risk	Justification/ Control Measures
Importation of fill material from unknown origin (entrained in Fill) Onsite Storage of various materials and chemicals (top down) Onsite parking (top down) Site use for industrial activities (top down)	Future site occupant, construction workers, general public, surrounding sensitive receptors	Dermal contact, inhalation/ ingestion of fibres/ particulates, vapour intrusion.	Complete (current)	Moderate	On site operations including storage of may have given rise to minor localised contamination events. Exposure to potentially contaminated soils is possible. If present, impacted soils are to be disposed of off-site in accordance with an unexpected finds protocol.
			Complete (Future)	Low	
	Natural soils	Migration of contamination from fill layer.	Complete (current)	Moderate	
			Complete (Future)	Low	
	Mulwaree River Approx. 650m south	Surface water / stormwater run-off.	Complete (current)	Low	Leachability of contaminants to groundwater is possible. If present, contaminated soil and/or groundwater is likely to be remediated.
			Complete (future)	Low	
	Underlying aquifer	Leaching and migration of contaminants through groundwater infiltration.	Complete (current)	Low	
			Complete (future)	Low	

9. Assessment Criteria

The following assessment criteria were adopted for the investigation.

9.1 NEPM Health Investigation Level D (HIL-D) – Commercial/Industrial

HILs are scientific, risk-based guidance levels to be used as in the primary stage of assessing soil contamination to evaluate the potential risks to human health from chronic exposure to contaminants. HILs are applicable to a broad range of metals and organic substances, and generally apply to depths up to 3m below the surface for residential use. Tier 1 HILs are divided into sub-criteria. The sub-criteria appropriate to the site is HIL-D, Commercial/Industrial sites.

Table 6. HIL-D

Assessment Criteria	HIL-D, mg/kg
HCB	80
Heptachlor	50
Chlordane	530
Aldrin & Dieldrin	45
Endrin	100
DDD+DDE+DDT	3,600
Endosulfan	2,000
Methoxychlor	2,500
Mirex	100
Arsenic, As	3,000
Cadmium, Cd	900
Chromium, Cr	3,600
Copper, Cu	240,000
Lead, Pb	1,500
Nickel, Ni	6,000
Zinc, Zn	400,000
Mercury, Hg	730
Carcinogenic PAHs (as BaP TEQ)	40
Total PAH (18)	4,000
Phenol (Total)	240,000

9.2 NEPM Health Screening Level D (HSL-D) – Commercial/Industrial

HSLs have been developed for selected petroleum compounds and fractions and are used for the assessment of potential risks to human health from chronic inhalation and direct contact pathways of petroleum vapour emanating off petroleum contaminated soils and groundwater (Vapour Risk). HSLs are guided by land-use scenarios, specific soil and groundwater physicochemical properties and generally apply to depths below surface to >4m. Tier 1 HSLs are divided into sub-criteria. The sub-criteria appropriate to the site is HSL-D, Commercial/Industrial sites.

Table 7. HSL-D

Assessment Criteria	HSL-D for Vapour Intrusion, 0-<1m depth, Clay, Silt, Sand, mg/kg	HSL-D for Vapour Intrusion, 1-<2m depth, Clay, Silt, Sand, mg/kg	HSL-D for Vapour Intrusion, 2-<4m depth, Clay, Silt, Sand, mg/kg	HSL-D for Vapour Intrusion, 4+m depth, Clay, Silt, Sand, mg/kg
Benzene	4(C, S), 3 (Sa)	6(C), 4(S), 3 (Sa)	9(C), 6(S), 3 (Sa	20(C), 10 (S), 3 (Sa)
Toluene	NL	NL	NL	NL
Ethylbenzene	NL	NL	NL	NL
Xylenes	NL (C, Si), 230 (Sa)	NL	NL	NL
Naphthalene	NL	NL	NL	NL
TRH C_6-C_{10} - BTEX (F1)	310 (C), 250 (Si), 260(Sa)	480(C), 360(Si), 370(Sa)	NL(C), 590(Si), 630(Sa)	NL
TRH >C_{10}-C_{16} - N (F2)	NL	NL	NL	NL

Not Limiting (NL), Clay (C), Silt (Si), Sand (Sa)

9.3 NEPM Ecological Investigation Level (EIL) – Commercial/Industrial

Ecological investigation levels (EILs) have been developed to assess the risk for the presence of metals and organic substance in a terrestrial ecosystem. EILs are guided by land-use scenarios, specific soil physicochemical properties and generally apply to the top 2m of soil. EILs can be applied for arsenic (As), copper (Cu), chromium III (Cr(III)), dichlorodiphenyltrichloroethane (DDT), naphthalene, nickel (Ni), lead (Pb) and zinc (Zn). The NEPM Soil Quality Guidelines (SQG) for EILs are calculated using the Added Contamination Limit (ACL) to determine the amount of contamination that had to be added to the soil to cause toxicity, including ambient background concentration (ABC).

Table 8. Generic EIL

Assessment Criteria	NEPM 2013 Soil Generic EIL for Commercial/Industrial, mg/kg
Arsenic, As	160
Lead, Pb	1,800
DDT	640
Naphthalene	370

9.4 NEPM Ecological Screening Level (ESL) – Commercial/Industrial

ESLs have been developed for selected petroleum hydrocarbons (BTEX, benzo(a)pyrene, TRH F1 and F2) in soil, based on fresh contamination. These parameters are applicable to coarse and fine-grained soil and apply from the surface of the soil to 2m below ground level, which corresponds with the root and habitat zone for many species.

Table 9. ESL

Assessment Criteria	Soil ESL for Commercial/Industrial, Fine and Coarse-grained, mg/kg
Benzene	95 (F), 75 (C)
Toluene	135 (F, C)
Ethylbenzene	185), 165 (C)
Xylenes	95 (F), 180 (C)

BaPyr (BaP)	1.4
TRH C_6-C_{10}	215 (F, C)
TRH >C_{10}-C_{16}	170(F, C)
TRH >C_{16}-C_{34} (F3)	2500 (F), 1700 (C)
TRH >C_{34}-C_{40} (F4)	6600 (F), 3300 (C)

Fine (F), Coarse (C)

9.5 NEPM Management Limits – Commercial/Industrial

Management Limits for petroleum have been developed for prevention of explosive vapour accumulation, prevention of the formation of observable LNAPL and protection against effects on buried infrastructure. Residential, Parkland and Public Open Space limits have been adopted based on the proposed land use.

Table 10. Management Limits

Assessment Criteria	Management Limits for Residential, Parkland and Public Open Space, fine-grained soil, mg/kg
TRH C_6-C_{10}	800(F), 700(C)
TRH >C_{10}-C_{16}	1000(F, C)
TRH >C_{16}-C_{34} (F3)	5000 (F), 3500(C)
TRH >C_{34}-C_{40} (F4)	10 000(F, C)

Fine (F), Coarse (C)

9.6 NEPM Health Screening Level D (HSL-D) – Commercial/Industrial (Asbestos)

The assessed soil must not contain Asbestos Containing Materials (ACM) in excess of 0.05%w/w and surface soil within the site must be free of visible ACM, Asbestos Fines (AF) and Fibrous Asbestos (FA).

Table 11. Management Limits

Assessment Criteria	Health Screening Level (%w/w) Commercial/Industrial (D)
ACM	0.05%
FA and AF (friable asbestos)	0.001%
All forms of asbestos	No visible asbestos for surface soils

10. Sampling and Analysis Plan

10.1 Sampling Rationale

Table 12. Sampling Rationale

Sampling Decision	Chosen Approach	Justification
Sampling Pattern	Judgemental	This pattern was selected due to the area of the site, access to underlying soil and groundwater, the AEC and CoPC as well as the potential heterogeneity of any contamination.
Sampling Density	Four (4) soil samples from four (4) locations	This sampling density was selected based on the extent of the potential contaminated area to be detected,

		feasibility, the site history, distribution of current and historical uses on site, location and condition of structures.
Sampling Depths	0 - 0.15mbgl	These depths were selected in compliment with sampling density and to target depths of potential contaminants.

10.2 Field Sampling Methodology

All boreholes were completed with a drill auger. Soil was scraped from the freshly cut cross section for sample collection. Augers was decontaminated with deionised water between boreholes. Samples were immediately placed in laboratory prepared jars (labelled prior to arriving on site), with the lid securely attached to jar and only removed for the purpose of storing each sample.

The samples were placed on ice in an esky for transport under Chain of Custody (COC) to a NATA accredited laboratory for the analysis of the CoPC. Based on the limited sampling, no data quality field samples were obtained.

Table 13. Soil sample details

Sample	Depth (m)
BH1	0.15
BH2	0.15
BH3	0.15
BH4	0.15

10.3 Field Quality Assurance & Quality Control Procedures

The following procedures were undertaken to ensure the data quality:

- Selection of appropriate sampling methods;
- Decontamination procedures;
- Appropriate containers selected for planned analyses;
- Appropriate preservation and storage measures to minimise contamination or analyte loss;
- Statement of duplicate frequency;
- Sampling devices and equipment;
- Field instrument calibrations.

10.4 Laboratory Quality Assurance & Quality Control Procedures

The following procedures were undertaken to ensure the data quality:

- A copy of signed chain-of-custody forms acknowledging receipt date, time and temperature and identity of samples included in shipments;
- Record of holding times;
- Analytical methods used, including any deviations or method detection limit;
- Laboratory accreditation for analytical methods used;
- Laboratory performance for the analytical method using duplicates calculated as Relative Percentage Differences (RPD);
- Surrogates used during extraction process;
- Practical quantification limits (PQL);
- Reference laboratory control sample (LCS) used throughout the full method process from extraction to injection;
- Matrix spikes (MS) indicate percentage of recovery of an expected result, via a known concentration if an analyte spiked in a field sub-sample;
- Laboratory blank results (tabulate);
- Results are within control chart limits;

- Instrument detection limit.

11. Data Quality Objectives (DQOs)

The DQOs have been developed in accordance with the NEPM Appendix B of Schedule B2 and provide the type, quantity and quality of data to support decisions regarding the environmental conditions of this site.

Table 14. Data Quality Objectives

Step 1: State the problem	To assessment of current and/or historical potentially contaminating activities that may have impacted the soils and will determine if the site is suitable for the proposed development.
Step 2: Identify the decision/goal of the study	Site characterisation is required for the site to be considered suitable for its intended land use. The decisions required to meet these goals are as follows: • Is the sample design appropriate to achieve the aim of the PSI? • Is on-site contamination capable of migrating off-site? • Are there any unacceptable risks to the future on site or off-site receptors in the soil or groundwater following remediation? • Is the site suitable for its intended land use?
Step 3: Identify the information inputs	Identification of issues of potential environmental concern; • Judgemental soil sampling undertaken across the site; • Appropriate laboratory QA/QC to enable an evaluation of the reliability of the analytical data;
Step 4: Define the boundaries of the study	The project boundaries are: • Lateral boundary: The legally defined area of the site; • Vertical boundary: The soil interface to the maximum depth reached during sampling; and • Temporal boundary: Constrained to a single visit to the site.
Step 5: Develop the analytical approach	The integration of the information from steps 1 – 4 support and justify the proposed analytical approach. The aim is to confirm if the site is suitable for the proposed development. If the SAQP identifies; • Any exceedance of the adopted NEPM Residential (A) Assessment Criteria for soil; • Professional opinion that further assessment is required; • Adopted RPD (30% difference for all analytes) for QC data not met; • If analytes are in exceedance of the LOR in trip spike, trip blank and method blanks; • if RPDs of matrix spikes, surrogates and laboratory control samples are outside acceptable limits. Further assessment may be required to confirm suitability of the site.
Step 6: Specify performance or acceptance criteria	To determine if the soils are within acceptable ranges, the following NEPM criteria is applied: • Acceptable recovery on all surrogate spikes used in laboratory analyses; • Acceptable analytical method to ensure detection limit appropriate for all analytes; If these conditions are not met, then chemical analysis will require re-testing for all samples with fresh aliquot.
Step 7: Optimise the design for obtaining data	Judgemental sampling pattern will provide suitable coverage of the site to produce reliable data in alignment with the Data Quality Indicators (DQIs) to cover precision, accuracy, representativeness, completeness and comparability (PARCC).

12. Analytical Results

12.1 Soil Analytical Results

Analytical results indicate no exceedance of the NEPM Assessment Criteria for soils (Commercial/Industrial D).
Analytical results worth noting:

- TRH was detected in BH1 and BH2, but below the SAC;
- No BTEX was detected in any samples;
- PAH was detected in all samples but below the SAC (elevated concentrations of Benzo(a)pyrene in all samples);
- Heavy metals were detected in all samples but below the SAC;
- With this, Lead analytical results were elevated in BH1, BH2, and BH4;
- No Pesticides were detected in any samples; and
- No Asbestos was detected in any samples.

13. Data Gaps

- The extent of contamination (if any) across the southern portion of the site;
- The extent of fill material across the site;

14. Conclusion

Analytical results indicate no exceedance of the NEPM Assessment Criteria for soils (Commercial/Industrial D). NEO Consulting have applied this assessment criteria based on the proposed plans having entire site concrete ground cover with carpark in the area where the samples were collected. If the proposed plans are to change in anyway, including direct contact to soil additional investigations and remediation will be required.

NEO Consulting find that the site can be considered suitable for the proposed development and land use provided the Recommendations within **Section 15** are undertaken.

15. Recommendations

Based on the information collected and available during this investigation, the following recommendations have been made:

- As an additional precaution 100mm of fill/top soil should be scrapped, classified and removed offsite prior to construction. If required VENM (Virgin Excavated Natural Material) should be used for any imported soils.
- Any soils requiring excavation, onsite reuse and/or removal must be classified in accordance with "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA (2014); and
- A site-specific 'Unexpected Finds Protocol' is to be made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered.

Limitations

The findings of this report are based on the Scope of Work outlined in Section 2. NEO Consulting performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental consulting profession. No warranties, express or implied are made.

The results of this assessment are based upon the information documented and presented in this report. All conclusions and recommendations regarding the site are the professional opinions of NEO Consulting personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, NEO Consulting assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of NEO Consulting, or developments resulting from situations outside the scope of this project.

The results of this assessment are based on the site conditions identified at the time of the site inspection and validation sampling. NEO Consulting will not be liable to revise the report to account for any changes in site characteristics, regulatory requirements, assessment criteria or the availability of additional information, subsequent to the issue date of this report.

NEO Consulting is not engaged in environmental consulting and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes.

NEO CONSULTING

Sarah Houlahan

Environmental Consultant

Reviewed by:

Nick Caltabiano

Project Manager

APPENDIX A

Figures and Photographic Log

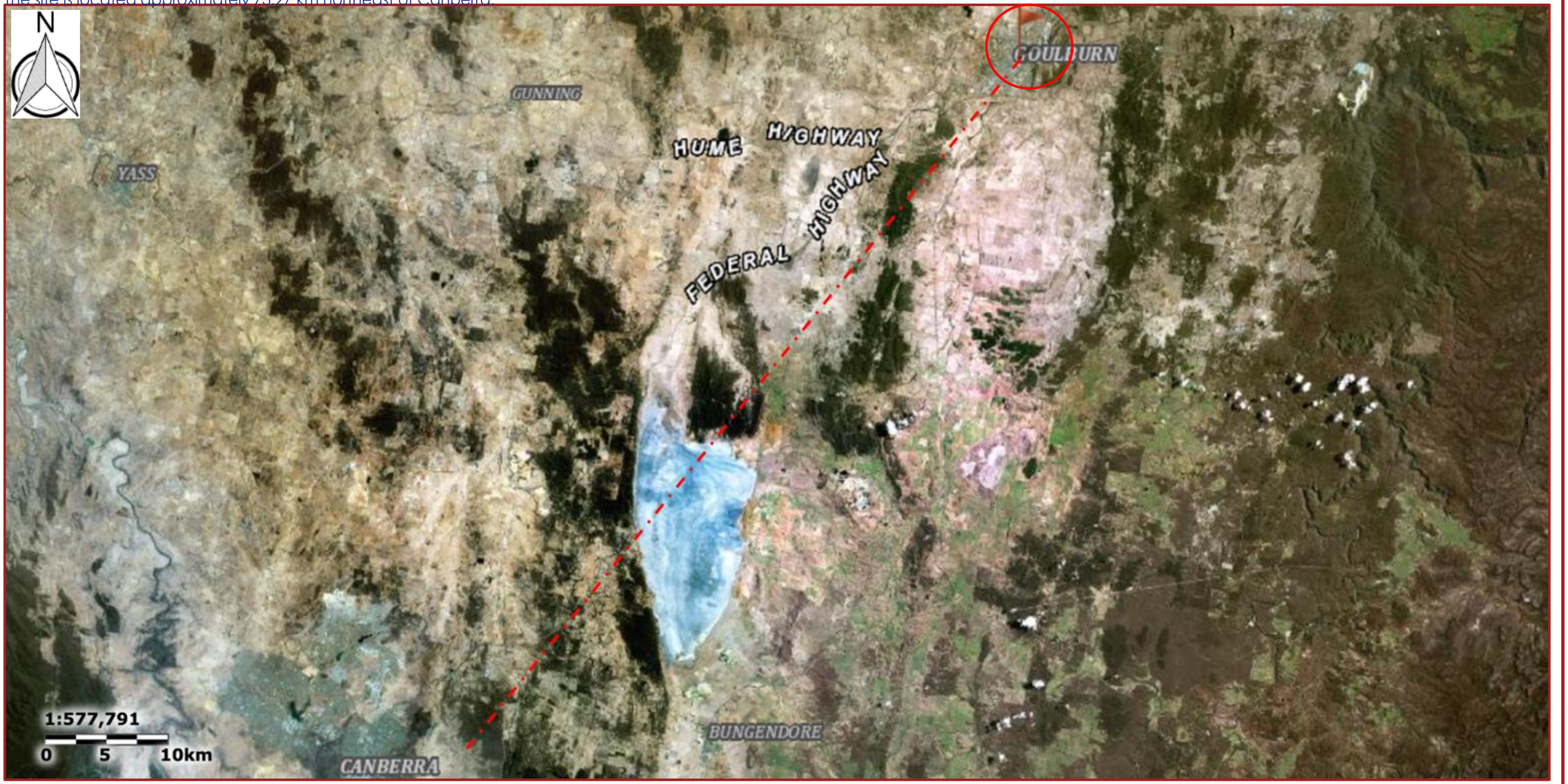
FIGURE 1 Locality Map

PROJECT 63 Bradley Street, Goulburn NSW 2580

SITE LOCATION

SOURCE Six Maps 2024

The site is located approximately 73.27 km northeast of Canberra.



N

FIGURE 2 Structure Location Map

PROJECT 63 Bradley Street, Goulburn NSW 2580

Four (4) soil samples were collected from four (4) boreholes across the site.

BOREHOLE LOCATIONS

AOI

SOURCE Near Maps 2024

FIGURE 3 Aerial Image 1975

PROJECT 63 Bradley Street, Goulburn NSW 2580

SITE LOCATION **SOURCE** NSW Historical Imagery 2024

Two (2) structures have been built on site (One in the AOI), the surrounding areas mixed between commercial and residential lots.

FIGURE 4 Aerial Image 1991

PROJECT 63 Bradley Street, Goulburn NSW 2580

SITE LOCATION **SOURCE** NSW Historical Imagery 2024

The site and AOI have remained largely unchanged, the surrounding areas have increased in development.

FIGURE 5 Aerial Image August 2014

PROJECT 63 Bradley Street, Goulburn NSW 2580

SITE LOCATION **SOURCE** Near Maps 2024

The northern portion of the site has been fenced off and turned into a storage yard (The AOI). Various metal structures are being stored in this section.

FIGURE 6 Aerial Image August 2015

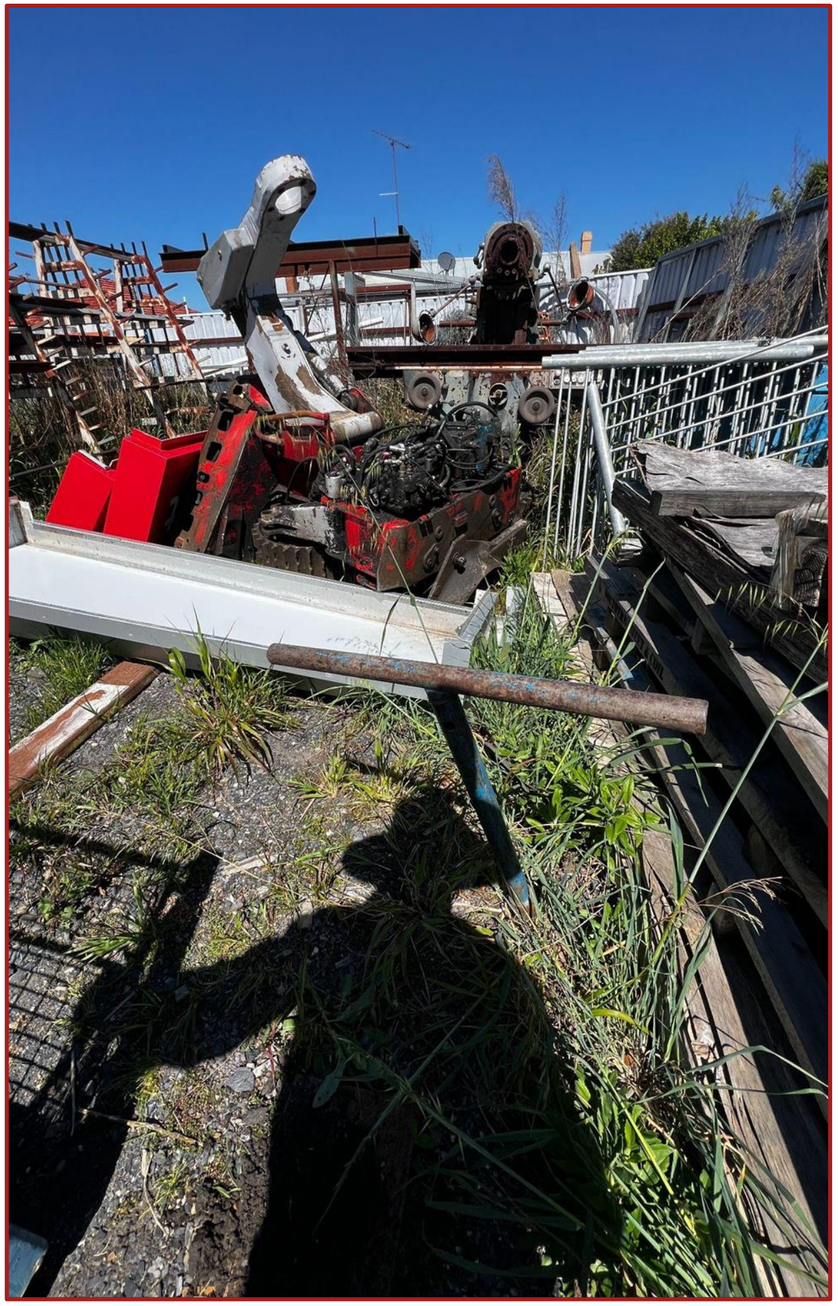
PROJECT 63 Bradley Street, Goulburn NSW 2580

SITE LOCATION **SOURCE** Near Maps 2024

The AOI has remained largely unchanged. A fence has been constructed behind the house marking the perimeter of the driveway to the AOI.

FIGURES 7 - 8 Overall view of the site.

FIGURES 9 - 10 Overall view of the site.



FIGURES 11 - 12 Overall view of the site.

FIGURES 13 - 14 Overall view of the site.

FIGURES 15 - 16 Digging of boreholes.

NEO CONSULTING

APPENDIX B

Analytical Results and Laboratory Reports

NEO CONSULTING

Table 15. Total Recoverable Hydrocarbon (TRH) analytical results. Values are presented as mg/kg. NL = Not Limiting.

Assessment Criteria		TRH C_6-C_{10}	TRH C_6-C_{10} - BTEX (F1)	TRH >C_{10}-C_{16}	TRH >C_{10}-C_{16} - N (F2)	TRH >C_{16}-C_{34} (F3)	TRH >C_{34}-C_{40} (F4)
NEPM 2013 Commercial/Industrial Soil HSL-D for Vapour Intrusion, 0-<1m depth, Clay, mg/kg			310		NL		
NEPM 2013 Soil Generic ESL for Urban, Commercial/Industrial and Public Open Spaces, fine-grained soil, mg/kg		215		170		2500	6600
NEPM 2013 Management Limits for Commercial/Industrial, Parkland and Public Open Space, fine-grained soil, mg/kg		800		1000		5000	10 000
Sample	Depth (m)	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
BH1	0-0.15	<25	<25	<25	<25	**130**	<120
BH2	0-0.15	<25	<25	<25	<25	**510**	<120
BH3	0-0.15	<25	<25	<25	<25	<90	<120
BH4	0-0.15	<25	<25	<25	<25	<90	<120

Table 16. Benzene, Toluene, Ethylbenzene and Xylene (BTEX) analytical results. Values are presented as mg/kg. NL = Not Limiting.

Assessment Criteria		Benzene	Toluene	Ethylbenzene	Xylenes
NEPM 2013 Commercial/Industrial Soil HSL-D for Vapour Intrusion, 0-<1m depth, Clay, mg/kg		4	NL	NL	230
NEPM 2013 Soil ESL for Urban, Commercial/Industrial and Public Open Spaces, fine-grained soil, mg/kg		95	135	185	95
Sample	Depth (m)	mg/kg	mg/kg	mg/kg	mg/kg
BH1	0-0.15	<0.1	<0.1	<0.1	<0.3
BH2	0-0.15	<0.1	<0.1	<0.1	<0.3
BH3	0-0.15	<0.1	<0.1	<0.1	<0.3
BH4	0-0.15	<0.1	<0.1	<0.1	<0.3

Table 17. Polycyclic Aromatic Hydrocarbon (PAH) and Polychlorinated Biphenyls (PCBs) analytical results.

Assessment Criteria		Naphthalene	Benzo(a)pyrene	Carcinogenic PAH (as BaP TEQ)	Total PAH (18)	Total PCBs
NEPM 2013 Commercial/Industrial Soil HSL-D for Vapour Intrusion, 0-<1m depth, Clay, mg/kg		NL				
NEPM 2013 Soil Generic EIL for Urban Commercial/Industrial and Public Open Space, mg/kg		370				
Soil ESL for Urban, Commercial/Industrial and Public Open Spaces, fine-grained soil, mg/kg			1.4			
NEPM 2013 Commercial/Industrial Soil HIL-D, mg/kg				40	4,000	7
Sample	Depth (m)	mg/kg	mg/kg	TEQ (mg/kg)	mg/kg	mg/kg
BH1	0-0.15	<0.1	**1.3**	**1.9**	**11**	-
BH2	0-0.15	<0.1	**0.5**	**0.8**	**5.0**	<1
BH3	0-0.15	<0.1	**0.4**	**0.6**	**2.7**	-
BH4	0-0.15	<0.1	**0.7**	**1.0**	**5.4**	<1

Table 18. Heavy Metal analytical results. Values are presented as mg/kg.

Assessment Criteria		Arsenic, As	Cadmium, Cd	Chromium, Cr	Copper, Cu	Lead, Pb	Nickel, Ni	Zinc, Zn	Mercury, Hg
NEPM 2013 Commercial/Industrial Soil HIL-D, mg/kg		3,000	900	3,600	240,000	1,500	6000	400,000	730
NEPM 2013 Soil Generic EIL for Urban Commercial/Industrial and Public Open Space, mg/kg		160				1,800			
Sample	Depth (m)	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
BH1	0-0.15	**11**	**3.9**	49	**94**	**270**	**24**	**900**	**0.34**
BH2	0-0.15	**9**	**0.9**	**23**	**80**	**290**	**11**	**870**	**0.95**
BH3	0-0.15	**6**	**0.7**	**21**	**42**	**150**	**12**	**340**	**0.35**
BH4	0-0.15	**5**	**0.5**	**34**	**30**	**210**	**12**	**230**	**0.36**

Table 19. Pesticides analytical results. Values are presented as mg/kg.

Assessment Criteria		HCB	Heptachlor	Chlordane	Aldrin & Dieldrin	Endrin	DDT	DDD+DDE +DDT	Endosulfan	Methoxychlor	Mirex
NEPM 2013 Commercial/Industrial Soil HIL-D, mg/kg		80	50	530	45	100		3,600	2,000	2,500	100
NEPM 2013 Soil Generic EIL for Urban Commercial/Industrial and Public Open Space, mg/kg							640				
Sample	Depth (m)	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
BH1	0-0.15	-	-	-	-	-	-	-	-	-	-
BH2	0-0.15	<0.1	<0.1	<0.1	<0.3	<0.2	<0.2	<0.6	<0.5	<0.1	<0.1
BH3	0-0.15	-	-	-	-	-	-	-	-	-	-
BH4	0-0.15	<0.1	<0.1	<0.1	<0.3	<0.2	<0.2	<0.6	<0.5	<0.1	<0.1

Table 20. Asbestos analytical results.

Assessment Criteria		Asbestos		
NEPM 2013 Commercial/Industrial Soil HSL-D, mg/kg		Detected	Bonded ACM	AF/FA
			0.05%w/w	0.001%w/w
Sample	Depth (m)	Yes/No	%w/w	%w/w
BH1	0-0.15	No	<0.01	<0.01
BH2	0-0.15	No	<0.01	<0.01
BH3	0-0.15	No	<0.01	<0.01
BH4	0-0.15	No	<0.01	<0.01

CHAIN OF CUSTODY & ANALYSIS REQUEST

Page __1__ of __1__

SGS Environmental Services Sydney
Unit 16, 33 Maddox Street
Alexandria NSW 2015
Telephone No: (02) 85940400
Facsimile No: (02) 85940499
Email: au.samplereceipt.sydney@sgs.com

Lab ID Number: *(please quote on correspondence)*

Company Name:	Neo Consulting Pty Ltd	Project Name/No:	N10042
Address:	186 Riverstone Parade	Purchase Order No:	**QUOTE NUMER: 1655473 (306559v6)**
	Riverstone NSW 2765	Results Required Date:	Next Day/3 day/**Standard**
		Telephone:	0416680375 Fax:
Contact Name:	Nick Caltabiano	Email Results and invoices to :	nick@neoconsulting, admin@neoconsulting, oskar@neoconsulting, sarah@neoconsulting, eshan@neoconsulting
Quotation No:			

SG S ID	Client Sample ID	Sampling Date/ Time	Matrix (Tick as appropriate) Soil Sample	Water Sample	Other_Cartridge__	NO. OF CONTAINERS	REST	RESN	Asbestos I.D.	BTEX	On Hold	(No Asbestos I.D. required)	ESAW	CL16
1	BH1	3/10/2024	x			1		X						
2	BH2	3/10/2024	x			1			x					X
3	BH3	3/10/2024	x			1		X						
4	BH4	3/10/2024	x			1			x					X

Additional Report Formats

- ☐ NEPM
- ☐ CSV
- ☐ ESDAT
- ☐ DQO
- ☐ GO, Guidelines --------
- ☐ Others _____

Notes/Guidelines/LOR/ Special instructions

SGS EHS Sydney COC
SE272121

Relinquished By: Oskar Lamperts	Date/Time: **3/10/2024**	Received By: B. Bulsara	Date/Time: 03/10/24 @ 1:30
Relinquished By:	Date/Time:	Received By:	Date/Time:
Samples Intact: (Yes) / No	Temperature: °C	Sample Security Sealed: *Yes / No*	Hazards: *e.g. may contain Asbestos*
Comments / Subcontracting details:			

SAMPLE RECEIPT ADVICE

SE272121

CLIENT DETAILS

Contact	Admin
Client	NEO CONSULTING PTY LTD
Address	PO BOX 279 RIVERSTONE NSW 2765
Telephone	0416 680 375
Facsimile	(Not specified)
Email	admin@neoconsulting.com.au
Project	**N10042**
Order Number	**N10042**
Samples	4

LABORATORY DETAILS

Manager	Shane McDermott
Laboratory	SGS Alexandria Environmental
Address	Unit 16, 33 Maddox St Alexandria NSW 2015
Telephone	+61 2 8594 0400
Facsimile	+61 2 8594 0499
Email	au.environmental.sydney@sgs.com
Samples Received	Thu 3/10/2024
Report Due	Fri 11/10/2024
SGS Reference	**SE272121**

SUBMISSION DETAILS

This is to confirm that 4 samples were received on Thursday 3/10/2024. Results are expected to be ready by COB Friday 11/10/2024. Please quote SGS reference SE272121 when making enquiries. Refer below for details relating to sample integrity upon receipt.

Sample counts by matrix	4 Soil	Type of documentation received	COC
Date documentation received	3/10/2024	Samples received in good order	Yes
Samples received without headspace	Yes	Sample temperature upon receipt	12.6°C
Sample container provider	SGS	Turnaround time requested	Standard
Samples received in correct containers	Yes	Sufficient sample for analysis	Yes
Sample cooling method	Ice Bricks	Samples clearly labelled	Yes
Complete documentation received	Yes		

Unless otherwise instructed, water and bulk samples will be held for one month from date of report, and soil samples will be held for two months.

COMMENTS

SAMPLE RECEIPT ADVICE

SE272121

CLIENT DETAILS

Client NEO CONSULTING PTY LTD

Project N10042

SUMMARY OF ANALYSIS

No.	Sample ID	Moisture Content	OC Pesticides in Soil	PAH (Polynuclear Aromatic Hydrocarbons) in Soil	PCBs in Soil	Total Recoverable Elements in Soil/Waste	TRH (Total Recoverable Hydrocarbons) in Soil	VOC's in Soil	Volatile Petroleum Hydrocarbons in Soil
001	BH1	1	-	26	-	7	10	11	7
002	BH2	1	30	26	11	7	10	11	7
003	BH3	1	-	26	-	7	10	11	7
004	BH4	1	30	26	11	7	10	11	7

CONTINUED OVERLEAF

The above table represents SGS' interpretation of the client-supplied Chain Of Custody document.
The numbers shown in the table indicate the number of results requested in each package.
Please indicate as soon as possible should your request differ from these details .
Testing as per this table shall commence immediately unless the client intervenes with a correction .

SAMPLE RECEIPT ADVICE

SE272121

CLIENT DETAILS

Client NEO CONSULTING PTY LTD

Project N10042

SUMMARY OF ANALYSIS

No.	Sample ID	Fibre Identification in soil	Mercury in Soil
001	BH1	3	1
002	BH2	3	1
003	BH3	3	1
004	BH4	3	1

The above table represents SGS' interpretation of the client-supplied Chain Of Custody document.
The numbers shown in the table indicate the number of results requested in each package.
Please indicate as soon as possible should your request differ from these details .
Testing as per this table shall commence immediately unless the client intervenes with a correction .

ANALYTICAL REPORT

Accreditation No. 2562

CLIENT DETAILS

Contact	Admin
Client	NEO CONSULTING PTY LTD
Address	PO BOX 279 RIVERSTONE NSW 2765
Telephone	0416 680 375
Facsimile	(Not specified)
Email	admin@neoconsulting.com.au
Project	**N10042**
Order Number	**N10042**
Samples	4

LABORATORY DETAILS

Manager	Shane McDermott
Laboratory	SGS Alexandria Environmental
Address	Unit 16, 33 Maddox St Alexandria NSW 2015
Telephone	+61 2 8594 0400
Facsimile	+61 2 8594 0499
Email	au.environmental.sydney@sgs.com
SGS Reference	**SE272121 R0**
Date Received	3/10/2024
Date Reported	11/10/2024

COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

No respirable fibres detected in all soil samples using trace analysis technique.
A portion of the sample supplied has been sub-sampled for asbestos analysis in soil according to SGS In-house procedures. We therefore cannot guarantee that the sub-sample is representative of the entire sample supplied. SGS Industries and Environment recommends supplying approximately 50-100g of sample in a separate container.
Asbestos analysed by Approved Identifier Yusuf Kuthpudin

SIGNATORIES

Akheeqar BENIAMEEN
Chemist

Dong LIANG
Metals/Inorganics Team Leader

Kamrul AHSAN
Senior Chemist

Ly Kim HA
Organic Section Head

Shane MCDERMOTT
Laboratory Manager

Yusuf KUTHPUDIN
Asbestos Analyst

VOC's in Soil [AN433] Tested: 4/10/2024

PARAMETER	UOM	LOR	BH1 SOIL - 3/10/2024 SE272121.001	BH2 SOIL - 3/10/2024 SE272121.002	BH3 SOIL - 3/10/2024 SE272121.003	BH4 SOIL - 3/10/2024 SE272121.004
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Naphthalene (VOC)*	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Total Xylenes*	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3
Total BTEX*	mg/kg	0.6	<0.6	<0.6	<0.6	<0.6

Volatile Petroleum Hydrocarbons in Soil [AN433] Tested: 4/10/2024

PARAMETER	UOM	LOR	BH1 SOIL - 3/10/2024 SE272121.001	BH2 SOIL - 3/10/2024 SE272121.002	BH3 SOIL - 3/10/2024 SE272121.003	BH4 SOIL - 3/10/2024 SE272121.004
TRH C6-C9	mg/kg	20	<20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25	<25

TRH (Total Recoverable Hydrocarbons) in Soil [AN403] Tested: 4/10/2024

PARAMETER	UOM	LOR	BH1 SOIL - 3/10/2024 SE272121.001	BH2 SOIL - 3/10/2024 SE272121.002	BH3 SOIL - 3/10/2024 SE272121.003	BH4 SOIL - 3/10/2024 SE272121.004
TRH C10-C14	mg/kg	20	<20	<20	<20	<20
TRH C15-C28	mg/kg	45	**100**	**400**	<45	<45
TRH C29-C36	mg/kg	45	<45	**120**	<45	<45
TRH C37-C40	mg/kg	100	<100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	**130**	**510**	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	**530**	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	**510**	<210	<210

PAH (Polynuclear Aromatic Hydrocarbons) in Soil [AN420] Tested: 4/10/2024

PARAMETER	UOM	LOR	BH1 SOIL - 3/10/2024 SE272121.001	BH2 SOIL - 3/10/2024 SE272121.002	BH3 SOIL - 3/10/2024 SE272121.003	BH4 SOIL - 3/10/2024 SE272121.004
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
2-methylnaphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
1-methylnaphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthylene	mg/kg	0.1	0.1	<0.1	<0.1	<0.1
Acenaphthene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Fluorene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Phenanthrene	mg/kg	0.1	0.7	0.4	0.2	0.3
Anthracene	mg/kg	0.1	0.2	0.1	<0.1	0.1
Fluoranthene	mg/kg	0.1	1.3	0.7	0.4	0.7
Pyrene	mg/kg	0.1	1.4	0.8	0.4	0.7
Benzo(a)anthracene	mg/kg	0.1	0.8	0.4	0.2	0.4
Chrysene	mg/kg	0.1	0.8	0.4	0.2	0.5
Benzo(b&j)fluoranthene	mg/kg	0.1	1.3	0.5	0.3	0.7
Benzo(k)fluoranthene	mg/kg	0.1	1.4	0.6	0.1	0.3
Benzo(a)pyrene	mg/kg	0.1	1.3	0.5	0.4	0.7
Indeno(1,2,3-cd)pyrene	mg/kg	0.1	0.8	0.3	0.2	0.4
Dibenzo(ah)anthracene	mg/kg	0.1	0.1	<0.1	<0.1	0.1
Benzo(ghi)perylene	mg/kg	0.1	0.8	0.3	0.2	0.5
Carcinogenic PAHs, BaP TEQ <LOR=0*	TEQ (mg/kg)	0.2	1.9	0.7	0.5	1.0
Carcinogenic PAHs, BaP TEQ <LOR=LOR*	TEQ (mg/kg)	0.3	1.9	0.8	0.6	1.0
Carcinogenic PAHs, BaP TEQ <LOR=LOR/2*	TEQ (mg/kg)	0.2	1.9	0.7	0.5	1.0
Total PAH (18)	mg/kg	0.8	11	5.0	2.7	5.4
Total PAH (NEPM/WHO 16)	mg/kg	0.8	11	5.0	2.7	5.4

OC Pesticides in Soil [AN420] Tested: 4/10/2024

PARAMETER	UOM	LOR	BH2 SOIL - 3/10/2024 SE272121.002	BH4 SOIL - 3/10/2024 SE272121.004
Hexachlorobenzene (HCB)	mg/kg	0.1	<0.1	<0.1
Alpha BHC	mg/kg	0.1	<0.1	<0.1
Lindane (gamma BHC)	mg/kg	0.1	<0.1	<0.1
Heptachlor	mg/kg	0.1	<0.1	<0.1
Aldrin	mg/kg	0.1	<0.1	<0.1
Beta BHC	mg/kg	0.1	<0.1	<0.1
Delta BHC	mg/kg	0.1	<0.1	<0.1
Heptachlor epoxide	mg/kg	0.1	<0.1	<0.1
o,p'-DDE*	mg/kg	0.1	<0.1	<0.1
Alpha Endosulfan	mg/kg	0.2	<0.2	<0.2
Gamma Chlordane	mg/kg	0.1	<0.1	<0.1
Alpha Chlordane	mg/kg	0.1	<0.1	<0.1
trans-Nonachlor	mg/kg	0.1	<0.1	<0.1
p,p'-DDE	mg/kg	0.1	<0.1	<0.1
Dieldrin	mg/kg	0.2	<0.2	<0.2
Endrin	mg/kg	0.2	<0.2	<0.2
o,p'-DDD*	mg/kg	0.1	<0.1	<0.1
o,p'-DDT*	mg/kg	0.1	<0.1	<0.1
Beta Endosulfan	mg/kg	0.2	<0.2	<0.2
p,p'-DDD	mg/kg	0.1	<0.1	<0.1
p,p'-DDT	mg/kg	0.1	<0.1	<0.1
Endosulfan sulphate	mg/kg	0.1	<0.1	<0.1
Endrin aldehyde	mg/kg	0.1	<0.1	<0.1
Methoxychlor	mg/kg	0.1	<0.1	<0.1
Endrin ketone	mg/kg	0.1	<0.1	<0.1
Isodrin	mg/kg	0.1	<0.1	<0.1
Mirex	mg/kg	0.1	<0.1	<0.1
Total CLP OC Pesticides	mg/kg	1	<1	<1
Total OC VIC EPA	mg/kg	1	<1	<1

PCBs in Soil [AN420] Tested: 4/10/2024

PARAMETER	UOM	LOR	BH2 SOIL - 3/10/2024 SE272121.002	BH4 SOIL - 3/10/2024 SE272121.004
Arochlor 1016	mg/kg	0.2	<0.2	<0.2
Arochlor 1221	mg/kg	0.2	<0.2	<0.2
Arochlor 1232	mg/kg	0.2	<0.2	<0.2
Arochlor 1242	mg/kg	0.2	<0.2	<0.2
Arochlor 1248	mg/kg	0.2	<0.2	<0.2
Arochlor 1254	mg/kg	0.2	<0.2	<0.2
Arochlor 1260	mg/kg	0.2	<0.2	<0.2
Arochlor 1262	mg/kg	0.2	<0.2	<0.2
Arochlor 1268	mg/kg	0.2	<0.2	<0.2
Total PCBs (Arochlors)	mg/kg	1	<1	<1

Moisture Content [AN002] Tested: 8/10/2024

PARAMETER	UOM	LOR	BH1 SOIL - 3/10/2024 SE272121.001	BH2 SOIL - 3/10/2024 SE272121.002	BH3 SOIL - 3/10/2024 SE272121.003	BH4 SOIL - 3/10/2024 SE272121.004
% Moisture	%w/w	1	**19.8**	**16.5**	**15.0**	**15.8**

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES [AN040/AN320] Tested: 4/10/2024

PARAMETER	UOM	LOR	BH1 SOIL - 3/10/2024 SE272121.001	BH2 SOIL - 3/10/2024 SE272121.002	BH3 SOIL - 3/10/2024 SE272121.003	BH4 SOIL - 3/10/2024 SE272121.004
Arsenic, As	mg/kg	1	11	9	6	5
Cadmium, Cd	mg/kg	0.3	3.9	0.9	0.7	0.5
Chromium, Cr	mg/kg	0.5	49	23	21	34
Copper, Cu	mg/kg	0.5	94	80	42	30
Lead, Pb	mg/kg	1	270	290	150	210
Nickel, Ni	mg/kg	0.5	24	11	12	12
Zinc, Zn	mg/kg	2	900	870	340	230

Mercury in Soil [AN312] Tested: 4/10/2024

PARAMETER	UOM	LOR	BH1 SOIL - 3/10/2024 SE272121.001	BH2 SOIL - 3/10/2024 SE272121.002	BH3 SOIL - 3/10/2024 SE272121.003	BH4 SOIL - 3/10/2024 SE272121.004
Mercury	mg/kg	0.05	**0.34**	**0.95**	**0.35**	**0.36**

Fibre Identification in soil [AS4964/AN602] Tested: 11/10/2024

PARAMETER	UOM	LOR	BH1 SOIL - 3/10/2024 SE272121.001	BH2 SOIL - 3/10/2024 SE272121.002	BH3 SOIL - 3/10/2024 SE272121.003	BH4 SOIL - 3/10/2024 SE272121.004
Date Analysed*	No unit	-	10/10/2024 00:00	10/10/2024 00:00	10/10/2024 00:00	10/10/2024 00:00
Asbestos Detected	No unit	-	No	No	No	No
Estimated Fibres*	%w/w	0.01	<0.01	<0.01	<0.01	<0.01

METHOD	METHODOLOGY SUMMARY
AN002	The test is carried out by drying (at either 40°C or 105°C) a known mass of sample in a weighed evaporating basin. After fully dry the sample is re-weighed. Samples such as sludge and sediment having high percentages of moisture will take some time in a drying oven for complete removal of water.
AN040/AN320	A portion of sample is digested with nitric acid to decompose organic matter and hydrochloric acid to complete the digestion of metals. The digest is then analysed by ICP OES with metals results reported on the dried sample basis. Based on USEPA method 200.8 and 6010C.
AN040	A portion of sample is digested with Nitric acid to decompose organic matter and Hydrochloric acid to complete the digestion of metals and then filtered for analysis by AAS or ICP as per USEPA Method 200.8.
AN312	Mercury by Cold Vapour AAS in Soils: After digestion with nitric acid, hydrogen peroxide and hydrochloric acid , mercury ions are reduced by stannous chloride reagent in acidic solution to elemental mercury. This mercury vapour is purged by nitrogen into a cold cell in an atomic absorption spectrometer or mercury analyser . Quantification is made by comparing absorbances to those of the calibration standards. Reference APHA 3112/3500
AN403	Total Recoverable Hydrocarbons: Determination of Hydrocarbons by gas chromatography after a solvent extraction. Detection is by flame ionisation detector (FID) that produces an electronic signal in proportion to the combustible matter passing through it. Total Recoverable Hydrocarbons (TRH) are routinely reported as four alkane groupings based on the carbon chain length of the compounds: C6-C9, C10-C14, C15-C28 and C29-C36 and in recognition of the NEPM 1999 (2013), >C10-C16 (F2), >C16-C34 (F3) and >C34-C40 (F4). F2 is reported directly and also corrected by subtracting Naphthalene (from VOC method AN433) where available.
AN403	Additionally, the volatile C6-C9 fraction may be determined by a purge and trap technique and GC/MS because of the potential for volatiles loss. Total Recoverable Hydrocarbons - Silica (TRH-Si) follows the same method of analysis after silica gel cleanup of the solvent extract. Aliphatic/Aromatic Speciation follows the same method of analysis after fractionation of the solvent extract over silica with differential polarity of the eluent solvents .
AN403	The GC/FID method is not well suited to the analysis of refined high boiling point materials (ie lubricating oils or greases) but is particularly suited for measuring diesel, kerosene and petrol if care to control volatility is taken. This method will detect naturally occurring hydrocarbons, lipids, animal fats, phenols and PAHs if they are present at sufficient levels, dependent on the use of specific cleanup/fractionation techniques. Reference USEPA 3510B, 8015B.
AN420	(SVOCs) including OC, OP, PCB, Herbicides, PAH, Phthalates and Speciated Phenols (etc) in soils, sediments and waters are determined by GCMS/ECD technique following appropriate solvent extraction process (Based on USEPA 3500C and 8270D). Total PAH calculated from individual analyte detections at or above the limit of reporting .
AN420	SVOC Compounds: Semi-Volatile Organic Compounds (SVOCs) including OC, OP, PCB, Herbicides, PAH, Phthalates and Speciated Phenols in soils, sediments and waters are determined by GCMS /ECD technique following appropriate solvent extraction process (Based on USEPA 3500C and 8270D).
AN433	VOCs and C6-C9 Hydrocarbons by GC-MS P&T: VOC`s are volatile organic compounds. The sample is presented to a gas chromatograph via a purge and trap (P&T) concentrator and autosampler and is detected with a Mass Spectrometer (MSD). Solid samples are initially extracted with methanol whilst liquid samples are processed directly. References: USEPA 5030B, 8020A, 8260.
AN602/AS4964	Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic `clues`, which provide a reasonable degree of certainty, dispersion staining is a mandatory `clue` for positive identification. If sufficient `clues` are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.
AN602/AS4964	Fibres/material that cannot be unequivocably identified as one of the three asbestos forms, will be reported as unknown mineral fibres (umf) The fibres detected may or may not be asbestos fibres.
AN602/AS4964	AS4964.2004 Method for the Qualitative Identification of Asbestos in Bulk Samples, Section 8.4, Trace Analysis Criteria, Note 4 states:"Depending upon sample condition and fibre type, the detection/reporting limit (RL) of this technique has been found to lie generally in the range of 1 in 1,000 to 1 in 10,000 parts by weight, equivalent to 1 to 0.1 g/kg."
AN602/AS4964	The sample can be reported “no asbestos found at the reporting limit (RL) of 0.1 g/kg” (<0.01%w/w) where AN602 section 4.5 of this method has been followed, and if- (a) no trace asbestos fibres have been detected (i.e. no ‘respirable ’ fibres): (b) the estimated weight of non-respirable asbestos fibre bundles and/or the estimated weight of asbestos in asbestos-containing materials are found to be less than 0.1g/kg: and (c) these non-respirable asbestos fibre bundles and/or the asbestos containing materials are only visible under stereo-microscope viewing conditions.

FOOTNOTES

*	NATA accreditation does not cover the performance of this service.	-	Not analysed.	UOM	Unit of Measure.
**	Indicative data, theoretical holding time exceeded.	NVL	Not validated.	LOR	Limit of Reporting.
***	Indicates that both * and ** apply.	IS	Insufficient sample for analysis.	↑↓	Raised/lowered Limit of Reporting.
		LNR	Sample listed, but not received.		

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.
Solid samples expressed on a dry weight basis.

Where "Total" analyte groups are reported (for example, Total PAHs, Total OC Pesticides) the total will be calculated as the sum of the individual analytes, with those analytes that are reported as <LOR being assumed to be zero. The summed (Total) limit of reporting is calculated by summing the individual analyte LORs and dividing by two. For example, where 16 individual analytes are being summed and each has an LOR of 0.1 mg/kg, the "Totals" LOR will be 1.6 / 2 (0.8 mg/kg). Where only 2 analytes are being summed, the " Total" LOR will be the sum of those two LORs.

Some totals may not appear to add up because the total is rounded after adding up the raw values.

If reported, measurement uncertainty follow the ± sign after the analytical result and is expressed as the expanded uncertainty calculated using a coverage factor of 2, providing a level of confidence of approximately 95%, unless stated otherwise in the comments section of this report.

Results reported for samples tested under test methods with codes starting with ARS-SOP, radionuclide or gross radioactivity concentrations are expressed in becquerel (Bq) per unit of mass or volume or per wipe as stated on the report. Becquerel is the SI unit for activity and equals one nuclear transformation per second.
Note that in terms of units of radioactivity:

a. 1 Bq is equivalent to 27 pCi
b. 37 MBq is equivalent to 1 mCi

For results reported for samples tested under test methods with codes starting with ARS-SOP, less than (<) values indicate the detection limit for each radionuclide or parameter for the measurement system used. The respective detection limits have been calculated in accordance with ISO 11929.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: www.sgs.com.au/en-gb/environment-health-and-safety.

NEO CONSULTING

APPENDIX C

Property Reports and Relevant Site Data

PROPOSED NEW CO-LIVING AT LOT 16 DP 1084067
AT 61 & 63 BRADLEY STREET GOULBURN, NSW, 2580

DWG #	REV #	TITLE OF DRAWING
A-01	D	TITLE
A-02	D	SURVEY
A-03	D	GENERAL NOTES
A-04	D	SITE PLAN
A-05	D	GROUND FLOOR PLAN
A-06	D	FIRST FLOOR PLAN
A-07	D	SECOND LEVEL FLOOR PLAN
A-08	D	ROOF TOP TERRACE PLAN
A-09	D	ELEVATIONS
A-10	D	ELEVATIONS
A-11	D	3D CONCEPT
A-12	D	SHADOW DIAGRAMS
A-13	D	SHADOW DIAGRAMS
A-14	D	SHADOW DIAGRAMS

ISSUED FOR
CONCEPT DISCUSSION
NOT FOR CONSTRUCTION

DRAWING AMENDMENTS

REVISION	DESCRIPTION	DATE
B	PRE APP CONCEPT REVIEW	14/08/2024
C	REVISED TERRACE CONCEPT	09/09/2024
D	REVISED PARKING AND TERRACE CONCEPT	10/09/2024

PROJECT TITLE: BRADLEY ST REDEVELOPMENT

CLIENT: YARRABEE PROPERTY GROUP PTY LTD

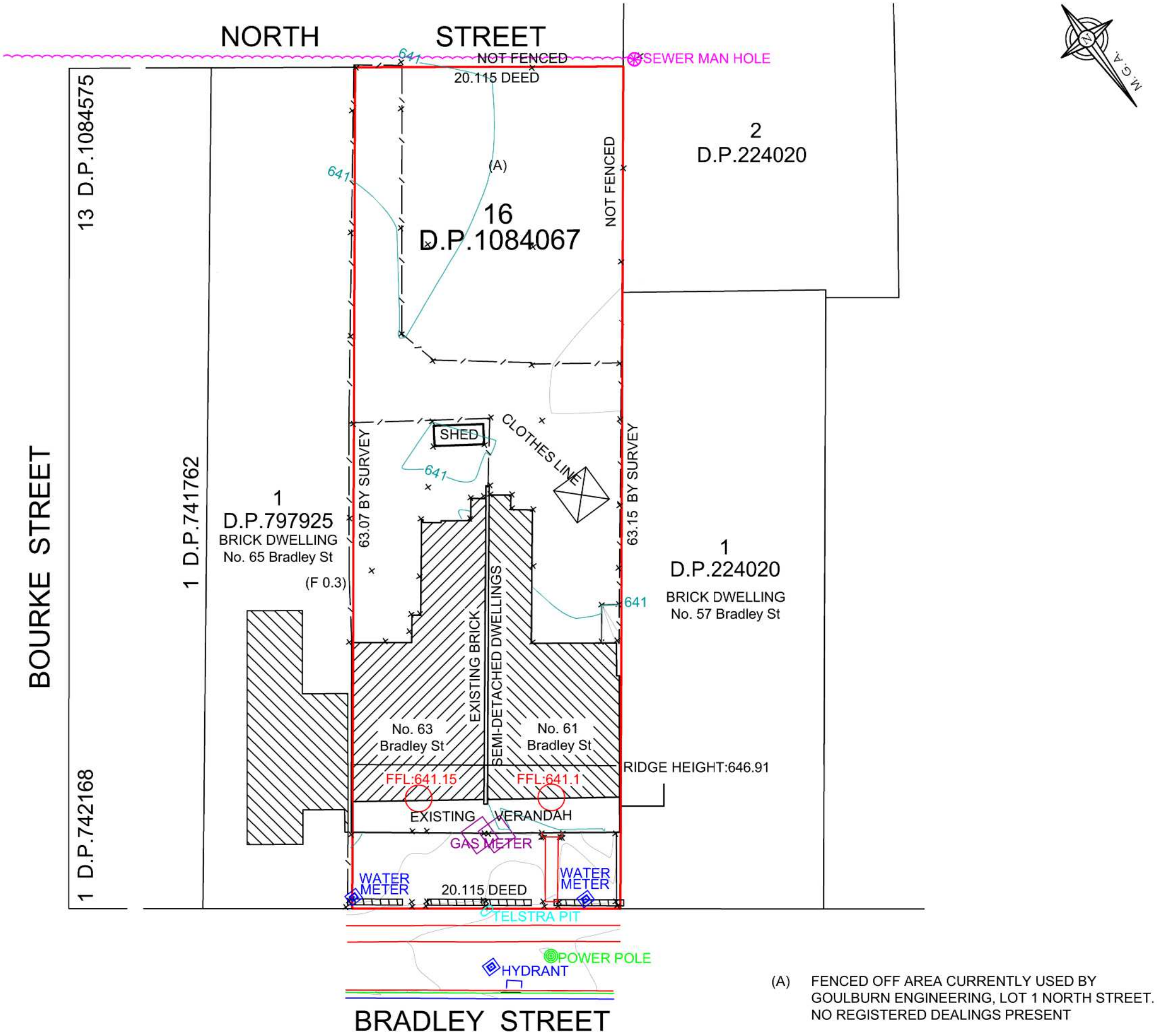
TIM LEE ARCHITECTS
residential commercial industrial
P: 02 4822 5934
ABN: 71425067537
ROSS PLACE
GOULBURN NSW
2580
NOMINATED ARCHITECT:
TIM LEE
NSW REG: 7304
ACT REG: 1030

DRAWING TITLE: TITLE

LOT AND DEPOSITED PLAN NO.: LOT 16 DP 1084067

STREET ADDRESS: 61 & 63 BRADLEY STREET GOULBURN

DRAWING COMMENCED: 07/24	DRAWING VERIFIED BY: T.L.
DRAWING SCALE:	DRAWN BY: AH
AT SHEET SIZE: A3 SHEET	JOB NUMBER: 0624-1688
DRAWING IDENTIFICATION NUMBER: A-01	AMENDMENT ISSUE: D



PLAN SHOWING
DETAIL SITE SURVEY
OF LOT 16 IN
D.P.1084067
61-63 BRADLEY STREET
GOULBURN

REFERENCE: 40288
LGA: GOULBURN MULWAREE
DATE: 05/07/2024
PLAN EDITION: A
PLAN NUMBER: 40288-A-2024-07-05-SD
SCALE: 1:300
SHEET: 1 OF 1

SRD
LAND CONSULTING
GOULBURN: 4823 5100 | YOUNG: 6382 1501
THE LAND CONSULTANT SPECIALISTS
WWW.SRDLAND.COM.AU

(A) FENCED OFF AREA CURRENTLY USED BY GOULBURN ENGINEERING, LOT 1 NORTH STREET. NO REGISTERED DEALINGS PRESENT

NCC & AUSTRALIAN STANDARDS COMPLIANCE NOTES

ALL BUILDING WORKS, SIGNAGE, FITTINGS & FIXTURES TO BE INSTALLED IN STRICT ACCORDANCE TO MEET AS1428.1. & BE INSTALLED TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

CONTRACTOR TO SHOW FULL COMPLIANCE WITH ALL CURRENT REQUIRED CODES, STANDARDS, LOCAL LEGISTLATION, BY-LAWS & PARTS OF THE NCC, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

NCC VOL 1 - SECTION A	GOVERNING REQUIREMENTS
NCC VOL 1 - SECTION B	STRUCTURE
NCC VOL 1 - SECTION C	FIRE RESISTANCE
NCC VOL 1 - SECTION D	ACCESS & EGRESS
NCC VOL 1 - SECTION E	SERVICES & EQUIPMENT
NCC VOL 1 - SECTION F	HEALTH & AMENITY
NCC VOL 1 - SECTION G	ANCILLARY PROVISIONS
NCC VOL 1 - SECTION I	SPECIAL USE BUILDINGS
NCC VOL 1 - SECTION J	ENERGY EFFICIENCY
NCC VOL 1 - SCHEDULE 3	COMMONWEALTH OF AUSTRALIA
NCC VOL 1 - SCHEDULE 4	AUSTRALIAN CAPITAL TERRITORY
NCC VOL 1 - SCHEDULE 5	NEW SOUTH WALES

VENTILATION IS REQUIRED TO ALL BUILDINGS TO MEET PART F6 OF THE NCC.

AS/NZS 1170.2 :2011	STRUCTURAL DESIGN ACTIONS - WIND ACTIONS
AS 1288 : 2006	GLASS IN BUILDING & NCC CLAUSE BP1.3
AS 1379 : 2007	SPECIFICATION & SUPPLY OF CONCRETE
AS 1562 : 2018	DESIGN & INSTALLATION OF SHEET ROOFING & WALL CLADDING
AS 1684.2 : 2010	TIMBER-FRAMED CONSTRUCTION - NON-CYCLONIC AREA - N1/N2 SUPPLEMENT 1: TIMBER FRAMING SPAN TABLES - WIND CLASSIFICATION N1/N2 - SEASONED SOFTWOOD - STRESS GRADE F5 (SUPPLEMENT TO AS 1684.2 : 2010)
AS 1668.1 : 2015	THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS, PART 1 : FIRE & SMOKE CONTROL IN BUILDINGS
AS 1668.2 : 2012	THE USE OF VENTILATION & AIR-CONDITIONING IN BUILDINGS, PART 2 : MECHANICAL VENTILATION IN BUILDINGS
AS 2047 : 2014	GLAZING ASSEMBLIES & NCC BP1.3 & F1.13
AS 2436 : 2010	GUIDE TO NOISE & VIBRATION CONTROL ON CONSTRUCTION, DEMOLITION & MAINTENANCE SITES
AS/NZS 2589 : 2017	GYPSUM LININGS - APPLICATIONS & FINISING
AS/NZS 2904 : 1995	DAMP-PROOF COURSES & FLASHINGS
AS/NZS 3000 : 2018	ELECTRICAL INSTALLATIONS / WIRING
AS/NZS 3008 : 2017	ELECTRICAL INSTALLATIONS
AS/NZS 3012 : 2010	ELECTRICAL INSTALLATIONS - CONSTRUCTION & DEMOLITION SITES
AS/NZS 3500.3 : 2015	PLUMBING & DRAINAGE - STORMWATE DRAINAGE
AS 3600 : 2018	CONCRETE STRUCTURES
AS 3610.1 : 2018	FORMWORK FOR CONCRETE SPECIFICATIONS
AS 3660.1 : 2014	TERMITE MANAGEMENT PART 1 : NEW BUILDING WORK
AS 3660.2 : 2017	TERMITE MANAGEMENT PART 2 : IN & AROUND EXISTING BUILDINGS & STRUCTURES
AS 3666.1 : 2011	AIR HANDLING & WATER SYSTEMS OF BUILDING MICROBIAL CONTROL
AS 3700 : 2018	MASONRY STRUCTURES
AS 3740 : 2021	WATERPROOFING OF DOMESTIC WET AREAS & NCC PART F1.7
AS 3786 : 2014	SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONIZATION
AS 4349 : 2007	INSPECTION OF BUILDINGS

NCC & AUSTRALIAN STANDARDS COMPLIANCE NOTES

AS/NZS 4654 : 2012	WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE-GROUND USE
AS 4647 : 2004	DESIGN, CONSTRUCTION & FIT-OUT OF FOOD PREMISES
AS/NZS 4671 : 2019	STEEL FOR THE REINFORCEMENT OF CONCRETE
AS 5104 : 2017	GENERAL PRINCIPLES ON RELIABILITY FOR STRUCTURES

SCHEDULE OF FIRE SAFETY MEASURES

EMERGENCY LIGHTING	**NCC PART E4D2, E4D4 AS 2293.1**
FIRE HYDRANTS	**NCC PART E1D2, AS 2419.1**
FIRE HOSE REELS	**NCC PART E1D3, AS 2441**
EXIT SIGNS	**NCC PART E4D5, E4D6, E4D8, AS/NZS 2293.1**
PORTABLE FIRE EXTINGUISHERS	**NCC PART E1D14, AS 2444**
FIRE BLANKETS	**NCC PART E1D14, AS 2444**
EXIT DOORS	**NCC PART D3, INC. D3D24, D3D25, D3D26, D3D28**

NOTE : EMERGENCY DOORS TO REMAIN CLEAR AT ALL TIMES.

NOTE : SITE INFORMATION HAS BEEN ASSUMED, FINAL SET OUT, SITE LEVELS, CONTOURS, FLOOR LEVELS, ETC, TO BE CONFIRMED ONSITE BY SURVEYOR PRIOR TO COMMENCING WORKS.

CONTRACTOR TO "DIAL BEFORE YOU DIG" BEFORE ANY WORKS ARE CARRIED OUT.

INGRESS TO AND EGRESS FROM THE SITE, CAR PARKING AND ACCESS, DRIVEWAYS WIDTHS, TURNING CIRCLES AND THE DIMENSIONS OF ALL LOADING BAYS MUST BE DESIGNED IN ACCORDANCE WITH :

- **AS/NZS 2890.1:2004, PARKING FACILITIES, PART 1 : OFF-STREET CAR PARKING**
- **AS 2890.2:2018, PARKING FACILITIES, PART 2 : OFF-STREET COMMERCIAL VEHICLE FACILITIES**
- **AS 2890.3:2015, PARKING FACILITIES, PART 3 : BICYCLE PARKING**
- **AS 2890.5:2020, PARKING FACILITIES, PART 5 : ON-STREET PARKING**
- **AS 2890.6:2009, PARKING FACILITIES, PART 6 : OFF-STREET PARKING FOR PEOPLE WITH DISABILITIES**
- **RMS AUSTRALIAN STANDARD SUPPLEMENTS**
- **GUIDE TO TRAFFIC GENERATING DEVELOPMENTS, VERSION 2.2 BY RTA OCT 2002**
- **GOULBURN MULWAREE COUNCIL DCP OR LOCAL COUNCIL DCP**

ASBESTOS REMOVAL COMPLIANCE NOTES (IF FOUND):

IF & WHEN ASBESTOS IS FOUND, WORK IS TO STOP IMMEDIATELY & A LICENSED ASBESTOS REMOVALIST IS TO BE ENGAGED TO REMOVE THE ASBESTOS.

THE ASSESSMENT, REMOVAL & DISPOSAL OF ASBESTOS TO MEET ALL AUSTRALIAN STANDARDS, NCC (BCA) REQUIREMENTS & "HOW TO SAFELY REMOVE ASBESTOS - CODE OF PRACTICE" APRIL 2016 BY SAFE WORK AUSTRALIA, APPROVED CODE OF PRACTIVE UNDER SECTION 274 OF THE "WORK HEALTH & SAFETY ACT" (THE WHS ACT) & THE "WORK HEALTH & SAFETY REGULATIONS" (THE WHS REGULATIONS).

THE REMOVAL OF ASBESTOS IS TO BE ACCESSED & CARRIED OUT BY A LICENSED ASBESTOS REMOVALIST WHO IS APPROPRIATELY LICENSED TO CARRY OUT THE SCOPE OF WORKS.

THE LICENSED ASBESTOS REMOVALIST MUST PREPARE AN ASBESTOS REMOVAL CONTROL PLAN FOR ANY LICENSED ASBESTOS REMOVAL WORK THEY ARE COMMISSIONED TO CARRY OUT. THE ASBESTOS REMOVAL CONTROL PLAN TO BE PREPARED PRIOR TO COMMENCEMENT OF WORKS.

DURING THE REMOVAL & DISPOSAL OF THE ASBESTOS, THE LICENSED ASBESTOS REMOVALIST IS TO ENSURE DECONTAMINATION FACILITIES, WASTE CONTAINMENT & DISPOSAL METHODS MEET THE ABOVE-MENTIONED RULES & REGULATIONS.

IF ASBESTOS CONTAMINATED SOIL IS DISCOVERED DURING WORKS & EXCAVATION ONSITE, ALL WORK IS TO CEASE IMMEDIATELY. THE LICENSED ASBESTOS REMOVALIST IS TO BE CONTACTED IMMEDIATELY & AWAIT THEIR INSTRUCTIONS.

COMPLIANCE NOTES:

ALL LEVELS SHOWN ARE BASED ON SUPPLIED 3rd PARTY SURVEY INFORMATION. TIM LEE ARCHITECTS ACCEPTS NO RESPONSIBILITY OR INDEMNITY FOR THE ACCURACY OF SUPPLIED SITE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL LEVELS ON SITE PRIOR TO COMMENCING ANY EXCAVATION OR SITE WORKS. TIM LEE ARCHITECTS TO BE NOTIFIED OF ANY ANOMALIES PRIOR TO THE CONTRACTOR STARTING ANY WORKS.

REGISTERED SURVEYOR TO ESTABLISH BOUNDARY & SET OUT BUILDING IN STRICT ACCORDANCE WITH THIS DOCUMENTATION SET. ALL DIMENSIONS SUBJECT TO SITE SURVEY.

COMPLIANCE NOTES:

SUPPLY & INSTALL ALL NECESSARY FITTINGS & FIXTURES IN STRICT ACCORDANCE WITH MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

ALL FLOOR LEVELS & GROUND LEVELS ARE ASSUMED & ARE TO BE CONFIRMED ONSITE, PRIOR TO COMMENCING ANY WORKS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS TO MAKE THEMSELVES FULLY AWARE OF CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE WORKS.

THE CONTRACTOR IS TO ENSURE COMPLETE COMPLIANCE WITH ALL RELEVANT NCC CODES, AUSTRALIAN STANDARDS AND LOCAL REGULATIONS AND BY-LAWS AS REQUIRED.

ALL MATERIALS & WORKMANSHIP ARE TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

ALL MATERIALS & WORKMANSHIP ARE TO BE OF BEST QUALITY UNDERTAKEN BY FULLY QUALIFIED TRADESMEN. ALL MATERIALS TO BE SUPPLIED NEW. ALL DAMAGED MATERIALS TO BE REJECTED AND REPLACED WITH NEW.

IF ALTERNATIVE MATERIAL OR PRODUCT IS PROPOSED TO THAT SPECIFIED, THE BUILDER MUST PROVIDE EVIDENCE SHOWING COMPLIANCE WITH THE BCA AND ALL RELEVANT STANDARDS RELATING TO THE APPLICATION OF THE PROPOSED MATERIAL. FURTHER THE ARCHITECT ACCEPTS NO LIABILITY OR INDEMNITY FOR THE SUBSTITUTION OF A MATERIAL CONTRARY TO THAT SPECIFIED BY THE ARCHITECT WITHOUT THE PROVISION OF WRITTEN DOCUMENTATION SHOWING COMPLIANCE WITH THE BCA AND AUSTRALIAN STANDARDS AND THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT.

THE CONTRACTOR IS TO NOTIFY THE PROJECT MANAGER OF ANY ERRORS OR OMISSIONS IN THE DOCUMENTATION PRIOR TO COMMENCING WORK. THE PROJECT MANAGER TO CONTACT THE APPROPRIATE CONSULTANT FOR ADVICE PRIOR TO COMMENCING THE WORKS.

COMMENCEMENT OF THE WORKS BY THE CONTRACTOR CONSTITUTES A FULL UNDERSTANDING OF THE PROJECT & ACCEPTANCE OF ALL SITE CONDITIONS & THE SUPPLIED DOCUMENTATION.

TIM LEE ARCHITECTS ACCEPTS NO RESPONSIBILITY OR INDEMNITY FOR CONDITIONS, LATENT OR OTHERWISE, ARISING WITHOUT NOTIFICATION PRIOR TO COMMENCING THE WORKS.

ALL WORK TO BE CARRIED OUT BY COMPETENT, SKILLED & QUALIFIED TRADESPEOPLE HOLDING CURRENT CERTIFICATION WITH THE REQUIRED AUTHORITY.

PROVIDE ALL MATERIALS, LABOUR & EQUIPMENT NECESSARY TO COMPLETE THE WORK AS PER THE DRAWING SET & ASSOCIATED DOCUMENTATION.

GRADE FINISHED GROUND LINE TO GIVE FALLS AWAY FROM BUILDINGS.

TERMITE CONTROL TO ALL AREAS AS REQUIRED BY AS 3660.1 & 3660.2.

INSTALL HARD WIRED SMOKE ALARMS TO AS 3786.

ALL WALLS TO BE WRAPPED IN ENVIROSEAL COMMERCIAL WALL WRAP. ALL JOINTS TO BE LAPPED MIN. 300mm AND TAPED. FIX TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

RANGE HOODS EXHAUST SYSTEMS TO HAVE A MINIMUM FLOW RATE OF KITCHENS 5 LS/m^2 & CHANGEROOMS 5 LS/m^2 TO AS 4674 & AS 1668.2.

EXHAUSTS FROM BATHROOMS & LAUNDRY MUST BE DISCHARGED DIRECTLY OR VIA A SHAFT OR DUCT TO OUTSIDE AIR. INSTALL TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS. REFER TO MECHANICAL DETAILS.

MECHANICAL VENTILATION & LIGHTING TO MEET NCC PART F4.

ONCE WINDOWS ARE INSTALLED, CONTRACTOR TO SEAL WINDOW PERIMETERS WITH EXPANDING FOAM FILLER FIRE RETARDANT TO GIVE FULLY AIR-TIGHT SEAL AGAINST FRAME. INSTALL TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

A JAS-ANZ ACCREDITED 3RD PARTY PROCESSOR CERTIFICATE (ACRS OR EQUIVALENT) MUST BE SUPPLIED WITH ALL STEEL REINFORCEMENT AT PROCUREMENT, BEFORE ANY CONCRETE IS PLACED TO GUARANTEE CONFORMANCE OF THE REINFORCEMENT TO AS/NZS 4671.

CLADDING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS. INSTALL OVER ENVIROSEAL COMMERCIAL WALL WRAP. LAP & TAPE ALL JOINTS & FRAME PENETRATIONS TO ENSURE AN AIRTIGHT BUILDING SEAL.

COMPLIANCE NOTES:

SITE PREPARATION SHALL BE CARRIED OUT IN ACCORDANCE WITH ENGINEER'S DETAILS.

LIFT OFF HINGES TO ALL WC COMPARTMENT DOORS WHERE OPENING INWARDS.

ALL FIRST FLOOR WINDOWS TO HAVE A CHILD RESTRICTIVE OPENING DEVICE TO PREVENT THEM OPENING MORE THAN 120mm TO MEET NCC D2.24. INSTALL TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

ALL PAINT FINISHES (EXTERNAL AND INTERNAL) TO BE LEVEL 4 PAINT FINISH (MIN. 4 COATS), SEAL COAT, UNDERCOAT, 2 x TOP COATS.

ALL PLASTERING TO A MINIMUM LEVEL 4 FINISH. ALL PLASTER FINISH WHERE USING SATIN & LOW SHEEN PAINTING FINISH TO BE A LEVEL 4 FINISH. ALL PLASTER PAINTING WHERE USING GLOSS OR SEMI GLOSS PAINTING FINISH TO BE A LEVEL 5 FINISH

ALL EXTERNALLY LOCATED MANUFACTURERED TIMBER PRODUCTS PROTECTED IN ACCORDANCE WITH MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

WET AREAS COMPLIANCE NOTES

WET AREAS SHOWN HATCHED, LAY NON-SLIP CERAMIC TILES TO EQUAL R11 / P4 SLIP RATING ON MORTAR BED GRADED TO GIVE FALLS TO FW'S AS SHOWN. AREAS TO BE TREATED IN ACCORDANCE WITH AS 3740.

THE WATERPROOFING SYSTEM TO BE APPROPRIATE FOR THE BASE CONSTRUCTION. DO NOT WATERPROOF OVER PARTICLEBOARD OR TIMBER FLOORING.

PROVIDE EVIDENCE OF MANUFACTURER'S PRODUCT INSTALLATION DATA SHEETS & REQUIREMENTS REQUIREMENTS FOR ALL WATERPROOFING SYSTEMS.

INSTALL ALL PRODUCTS TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

TILING COMPLIANCE NOTES

TILING TO BE COMPLETED WITH NO RAISED EDGES OR TIGHT JOINTS.

APPROPRIATE TRIMS & FINISH BEADS TO BE INSTALLED.

SUB-STANDARD TILING WILL BE REJECTED. REJECTED WORK TO BE REMOVED. BASE WORK IS TO BE REPREPARED & NEW MATCHING MATERIALS SUPPLIED & LAID AT CONTRACTOR'S EXPENSE.

FOOD PREMISES DESIGNED & INSTALLED TO MEET:

FOOD SAFETY STANDARDS
- **3.1.1 INTERPRETATIONS & APPLICATION**
- **3.2.1 FOOD SAFETY PROGRAMS**
- **3.2.2 FOOD SAFETY PRACTICES & GENERAL REQUIREMENTS**
- **3.2.3 FOOD PREMISES & EQUIPMENT**
- **3.3.1 FOOD SAFETY PROGRAMS FOR FOOD SERVICE TO VUNERABLE PERSONS**
- **AS4674-2004 DESIGN, CONSTRUCTION & FIT-OUT OF FOOD PREMISES**
- **FOOD ACT 2003, AS1428.1. & NCC**
- **GMC - FOOD PREMISES DESIGN, CONSTRUCTION & FIT-OUT GUIDE**

CANTEEN FITOUT NOTES :

CONTRACTOR TO HAVE MANUFACTURER'S REPRESENTATIVE ONSITE PRIOR TO SUBMISSION OF PROPOSED DESIGN, TO VERIFY EQUIPMENT CHOICE & PROPOSED INSTALLATION.

CONTRACTOR TO HAVE MANUFACTURER'S REPRESENTATIVE CERTIFY ALL INSTALLATIONS.

CONTRACTOR TO PROVIDE 3No. MAINTENANCE MANUALS CONTAINING ALL RELEVANT LITERATURE, COPIES OF ALL CERTIFICATES, WARRENTIES & APPROVALS RELATING TO THE WORKS.

ALL DESIGN WORK & SHOP DRAWINGS TO BE SUBMITTED TO THE ARCHITECT & TO RELEVANT LOCAL AUTHORITIES PRIOR TO COMMENCING ANY WORKS.

ALL EQUIPMENT, FITTINGS & FIXTURES TO BE INSTALLED BY THE CONTRACTOR ARE TO BE INSTALLED TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS, FULLY COMMISSIONED & CONNECTED TO ALL RELEVANT SERVICES.

CONTRACTOR TO BE TO PROVIDE 3No. SETS OF AS CONSTRUCTED DRAWINGS.

ANTI-ROTATION PINS TO ALL TAPWARE & FITTINGS.

ISSUED FOR
CONCEPT DISCUSSION
NOT FOR CONSTRUCTION

DRAWING AMENDMENTS

REVISION	DESCRIPTION	DATE
B	PRE APP CONCEPT REVIEW	14/08/2024
C	REVISED TERRACE CONCEPT	09/09/2024
D	REVISED PARKING AND TERRACE CONCEPT	10/09/2024

PROJECT TITLE: BRADLEY ST REDEVELOPMENT

CLIENT: YARRABEE PROPERTY GROUP PTY LTD

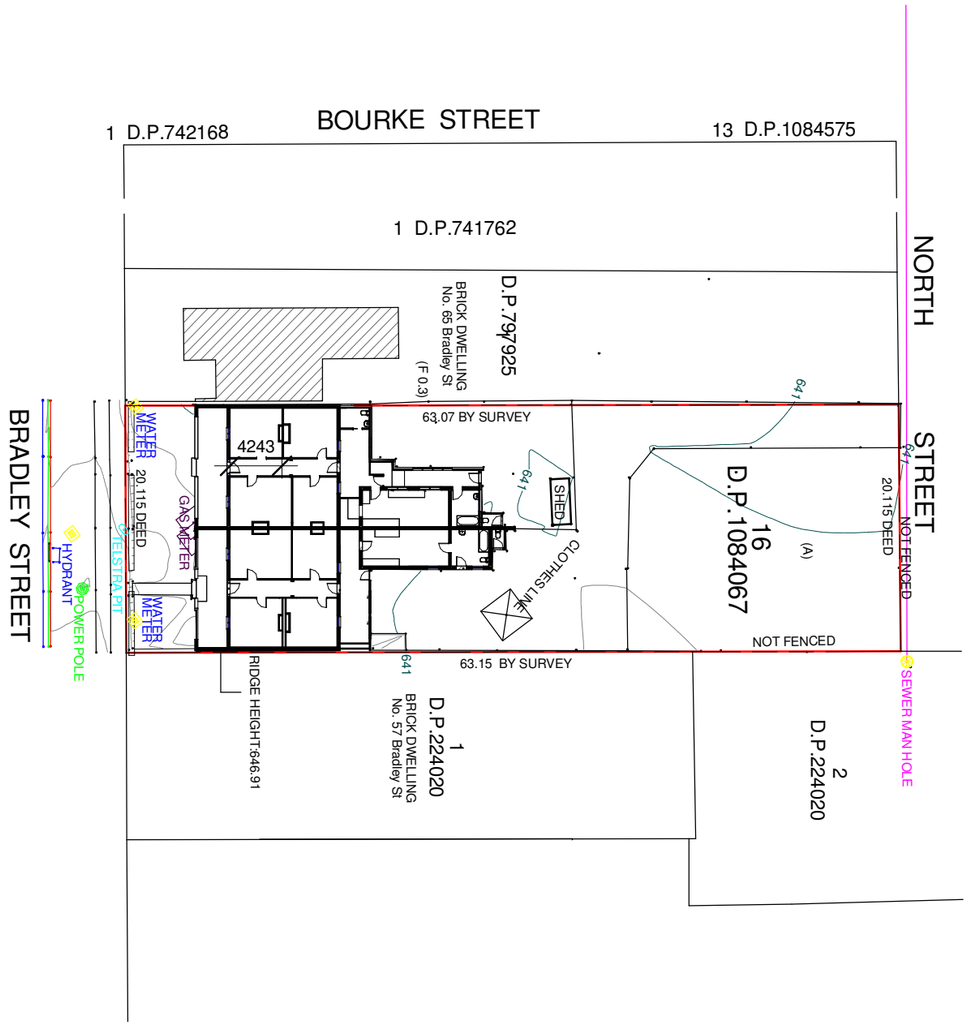
TIM LEE ARCHITECTS
residential commercial industrial
P: 02 4822 5934
ABN: 71425067537
ROSS PLACE
GOULBURN NSW
2580
NOMINATED ARCHITECT:
TIM LEE
NSW REG: 7304
ACT REG: 1030

DRAWING TITLE: GENERAL NOTES

LOT AND DEPOSITED PLAN NO.: LOT 16 DP 1084067

STREET ADDRESS: 61 & 63 BRADLEY STREET GOULBURN

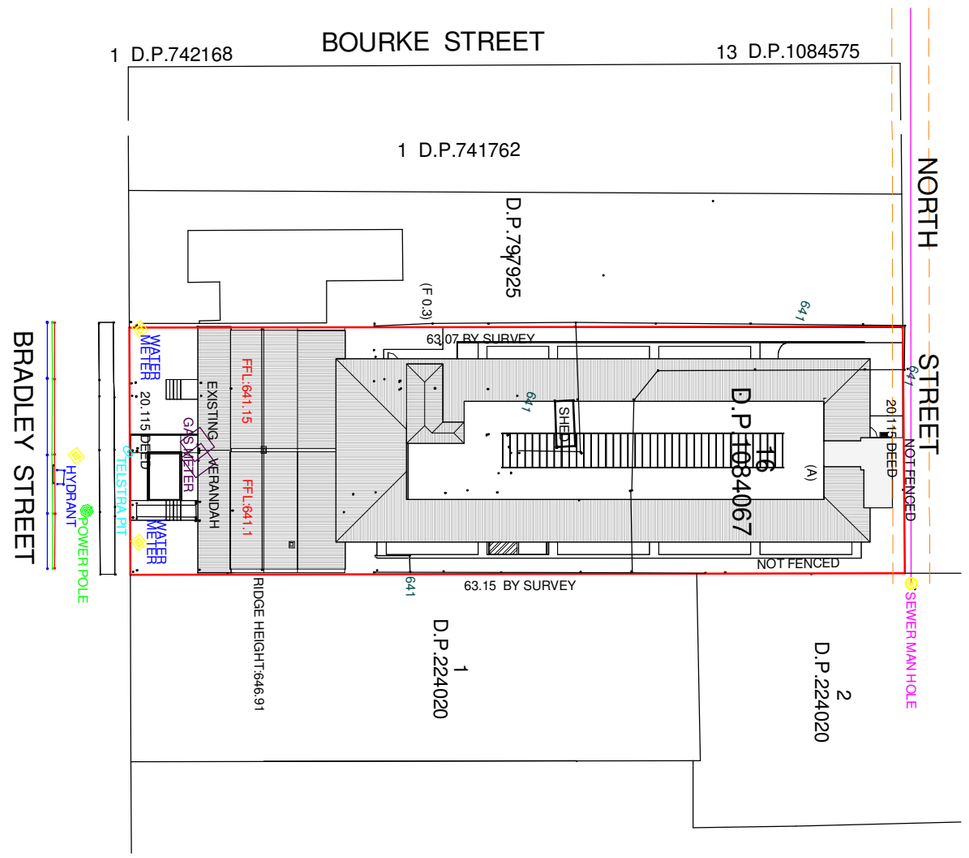
DRAWING COMMENCED: 07/24	DRAWING VERIFIED BY: T.L.
DRAWING SCALE: 1 : 100	DRAWN BY: AH
AT SHEET SIZE: A3 SHEET	JOB NUMBER: 0624-1688
DRAWING IDENTIFICATION NUMBER: A-03	AMENDMENT ISSUE: D



1 EXISTING SITE PLAN
1 : 500 @ A3

EXISTING FLOOR AREA	367.69 m²

SITE AREA	1269.55 m²



2 PROPOSED SITE PLAN
1 : 500 @ A3

FSR 1:1.32

ROOF TERRACE AREA	255.54 m²
GROUND FLOOR AREA	270.83 m²
FIRST FLOOR AREA	577.61 m²
SECOND FLOOR AREA	577.61 m²
TOTAL FLOOR AREA	1681.59 m²

ISSUED FOR
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DRAWING AMENDMENTS

REVISION	DESCRIPTION	DATE
A	EXISTING MEASURED DRAWING	18/07/2024
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C	REVISED TERRACE CONCEPT	09/09/2024
D	REVISED PARKING AND TERRACE CONCEPT	10/09/2024

PROJECT TITLE: BRADLEY ST REDEVELOPMENT

CLIENT: YARRABEE PROPERTY GROUP PTY LTD

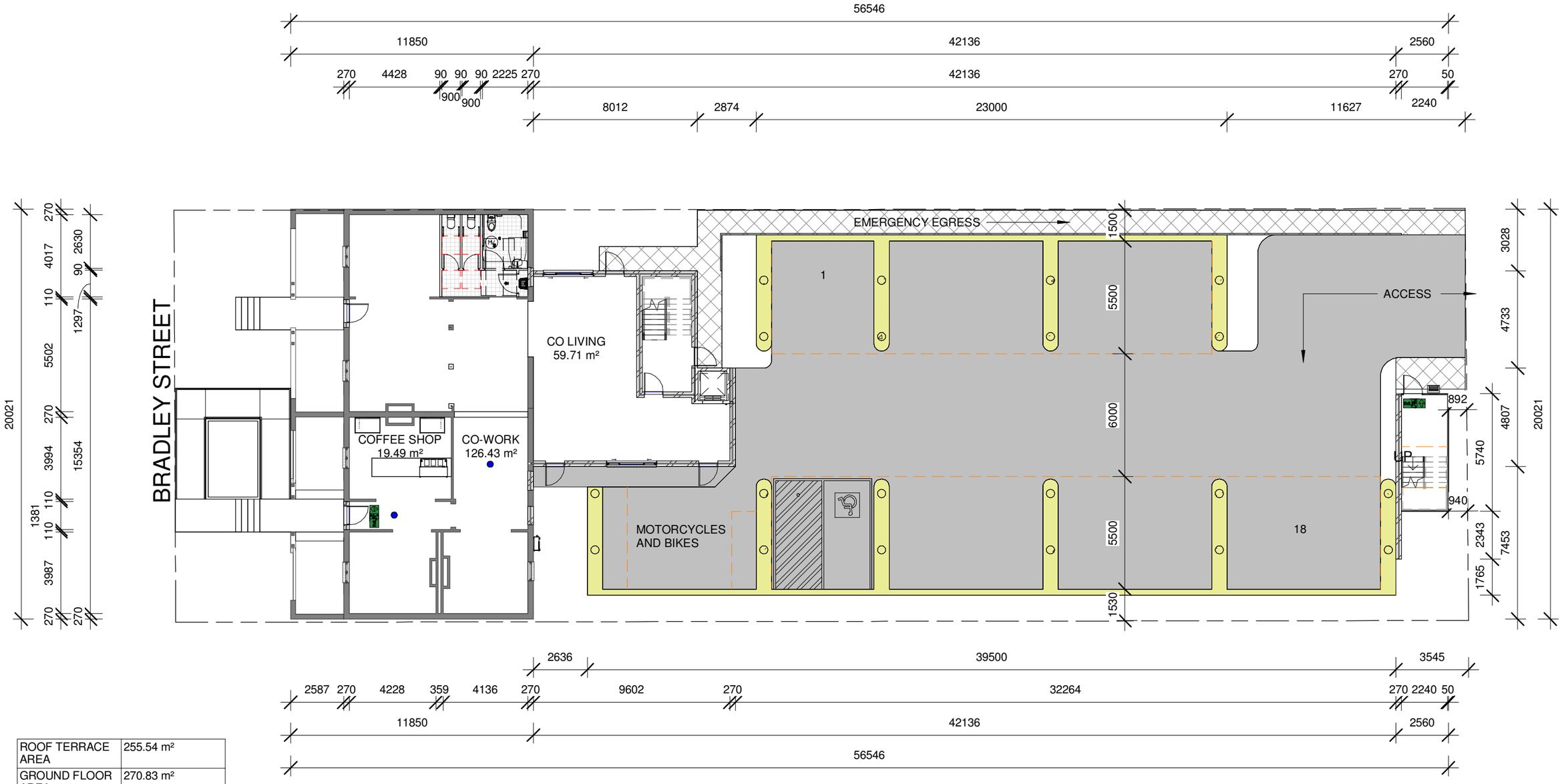
TIM LEE ARCHITECTS
residential commercial industrial
P: 02 4822 5934
ABN: 71425067537
ROSS PLACE
GOULBURN NSW
2580
NOMINATED ARCHITECT:
TIM LEE
NSW REG: 7304
ACT REG: 1030

DRAWING TITLE: SITE PLAN

LOT AND DEPOSITED PLAN NO.: LOT 16 DP 1084067

STREET ADDRESS: 61 & 63 BRADLEY STREET GOULBURN

DRAWING COMMENCED	07/24
DRAWING VERIFIED BY	T.L.
DRAWING SCALE	1 : 500
DRAWN BY	AH
AT SHEET SIZE	A3 SHEET
JOB NUMBER	0624-1688
DRAWING IDENTIFICATION NUMBER	A-04
AMENDMENT ISSUE	D



ROOF TERRACE AREA	255.54 m²
GROUND FLOOR AREA	270.83 m²
FIRST FLOOR AREA	577.61 m²
SECOND FLOOR AREA	577.61 m²
TOTAL FLOOR AREA	1681.59 m²

1 GROUND FLOOR PLAN

1 : 200 @ A3

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DRAWING AMENDMENTS

REVISION	DESCRIPTION	DATE
A	EXISTING MEASURED DRAWING	18/07/2024
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D	REVISED PARKING AND TERRACE CONCEPT	10/09/2024

PROJECT TITLE: BRADLEY ST REDEVELOPMENT

CLIENT: YARRABEE PROPERTY GROUP PTY LTD

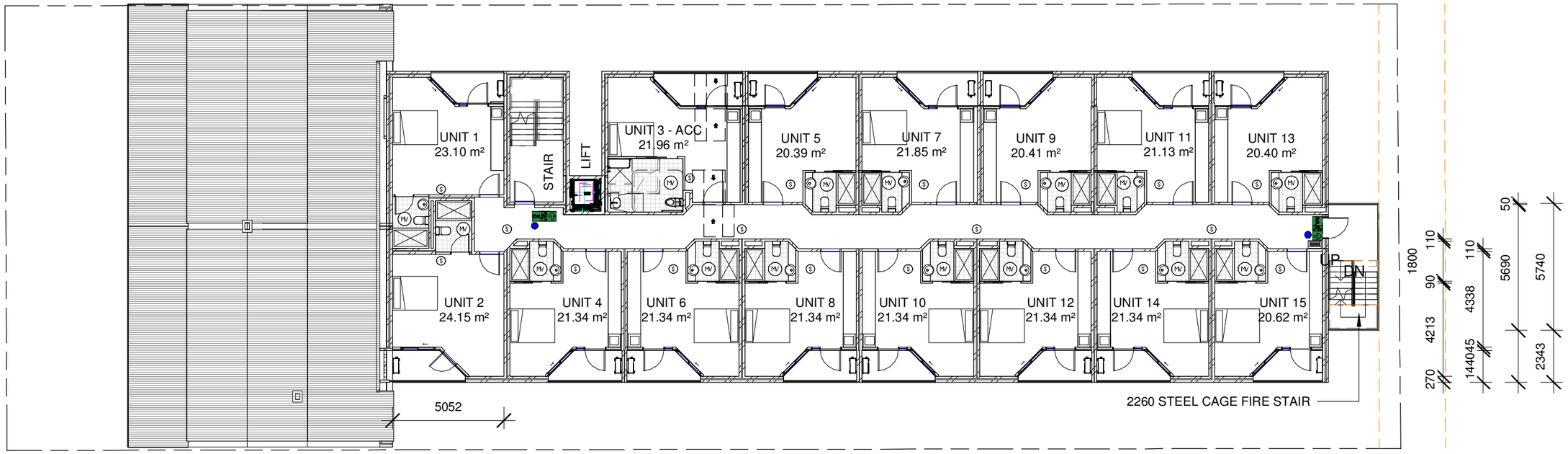
TIM LEE ARCHITECTS
residential commercial industrial
P: 02 4822 5934
ABN: 71425067537
ROSS PLACE
GOULBURN NSW
2580
NOMINATED ARCHITECT:
TIM LEE
NSW REG: 7304
ACT REG: 1030

DRAWING TITLE: GROUND FLOOR PLAN

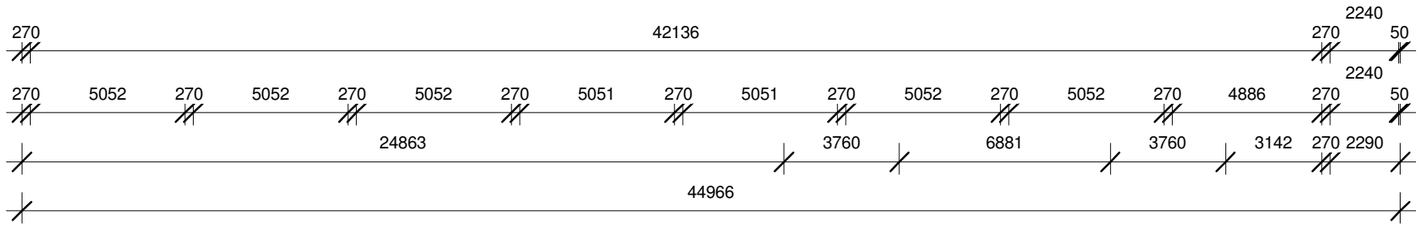
LOT AND DEPOSITED PLAN NO.: LOT 16 DP 1084067

STREET ADDRESS: 61 & 63 BRADLEY STREET GOULBURN

DRAWING COMMENCED	07/24
DRAWING VERIFIED BY	T.L.
DRAWING SCALE	1 : 200
DRAWN BY	AH
AT SHEET SIZE	A3 SHEET
JOB NUMBER	0624-1688
DRAWING IDENTIFICATION NUMBER	A-05
AMENDMENT ISSUE	D



ROOF TERRACE AREA	255.54 m²
GROUND FLOOR AREA	270.83 m²
FIRST FLOOR AREA	577.61 m²
SECOND FLOOR AREA	577.61 m²
TOTAL FLOOR AREA	1681.59 m²



1 FIRST FLOOR PLAN

1 : 200 @ A3

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DRAWING AMENDMENTS

REVISION	DESCRIPTION	DATE
B	PRE APP CONCEPT REVIEW	14/08/2024
C	REVISED TERRACE CONCEPT	09/09/2024
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PROJECT TITLE: BRADLEY ST REDEVELOPMENT

CLIENT: YARRABEE PROPERTY GROUP PTY LTD

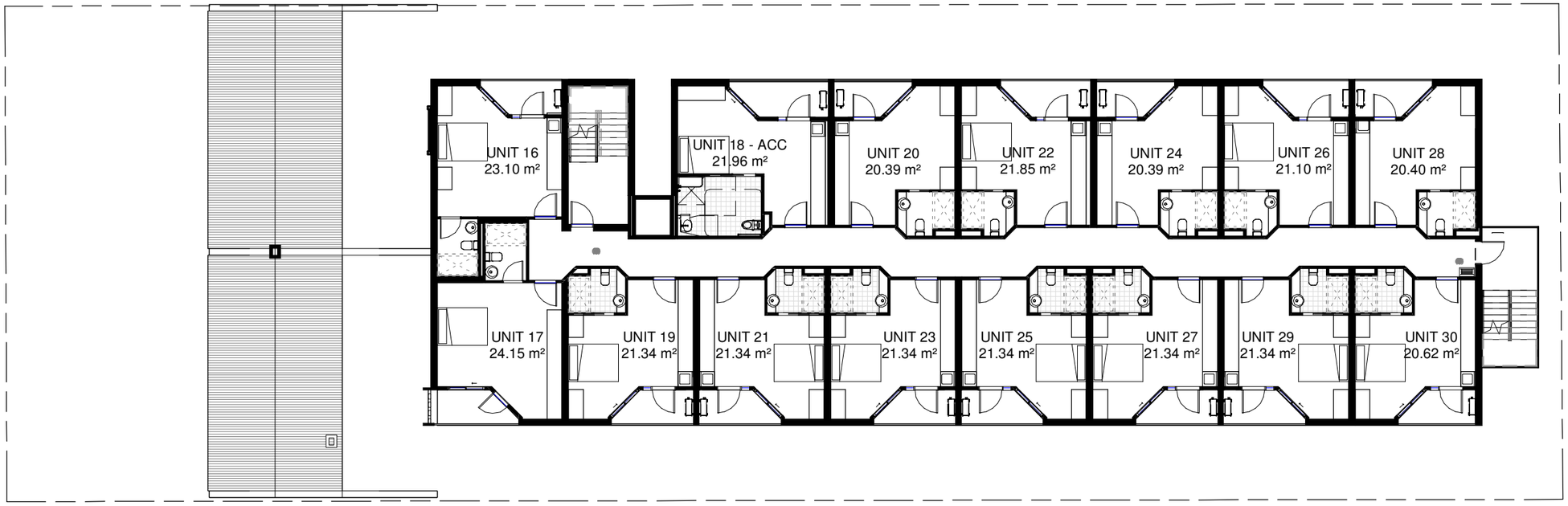
TIM LEE ARCHITECTS
residential commercial industrial
P: 02 4822 5934
ABN: 71425067537
ROSS PLACE
GOULBURN NSW
2580
NOMINATED ARCHITECT:
TIM LEE
NSW REG: 7304
ACT REG: 1030

DRAWING TITLE: FIRST FLOOR PLAN

LOT AND DEPOSITED PLAN NO.: LOT 16 DP 1084067

STREET ADDRESS: 61 & 63 BRADLEY STREET GOULBURN

DRAWING COMMENCED	07/24
DRAWING VERIFIED BY	TL
DRAWING SCALE	1 : 200
DRAWN BY	AH
AT SHEET SIZE	A3 SHEET
JOB NUMBER	0624-1688
DRAWING IDENTIFICATION NUMBER	A-06
AMENDMENT ISSUE	D



1 SECOND FLOOR PLAN

1 : 200 @ A3

ISSUED FOR

CONCEPT DISCUSSION

NOT FOR CONSTRUCTION

DRAWING AMENDMENTS

REVISION	DESCRIPTION	DATE
A	EXISTING MEASURED DRAWING	18/07/2024
B	PRE APP CONCEPT REVIEW	14/08/2024
C	REVISED TERRACE CONCEPT	09/09/2024
D	REVISED PARKING AND TERRACE CONCEPT	10/09/2024

PROJECT TITLE: BRADLEY ST REDEVELOPMENT

CLIENT: YARRABEE PROPERTY GROUP PTY LTD

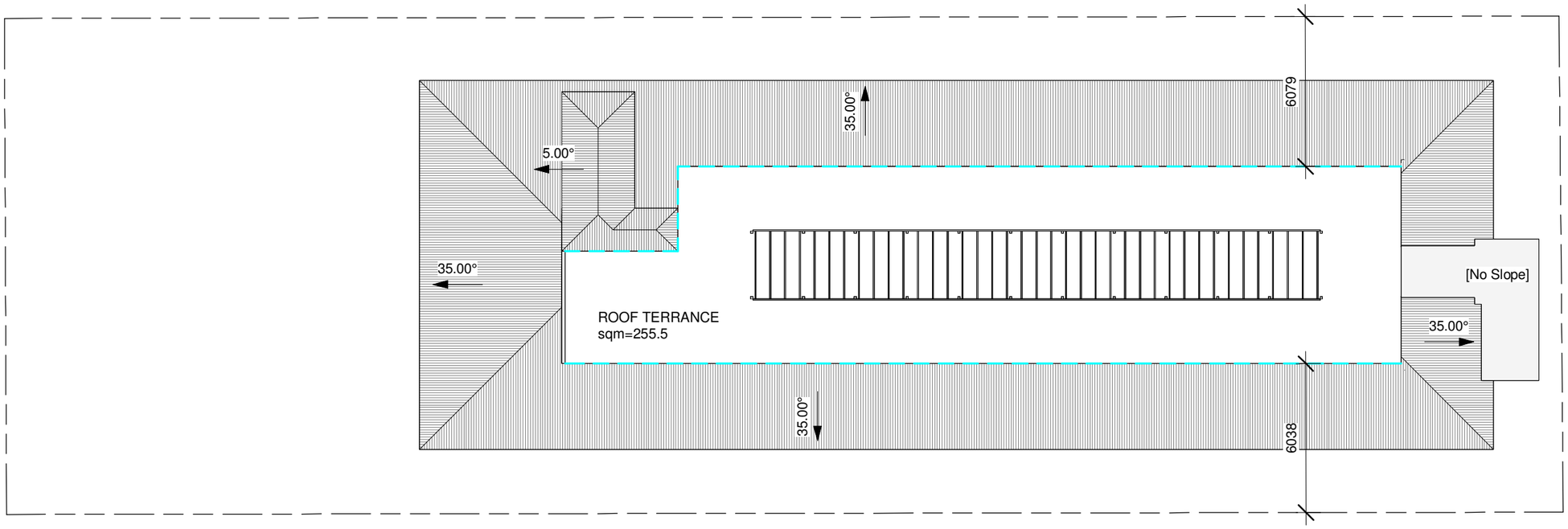
TIM LEE ARCHITECTS
residential commercial industrial
P: 02 4822 5934
ABN: 71425067537
ROSS PLACE
GOULBURN NSW
2580
NOMINATED ARCHITECT:
TIM LEE
NSW REG: 7304
ACT REG: 1030

DRAWING TITLE: SECOND LEVEL FLOOR PLAN

LOT AND DEPOSITED PLAN NO.: LOT 16 DP 1084067

STREET ADDRESS: 61 & 63 BRADLEY STREET GOULBURN

DRAWING COMMENCED	07/24
DRAWING VERIFIED BY	T.L.
DRAWING SCALE	1 : 200
DRAWN BY	AH
AT SHEET SIZE	A3 SHEET
JOB NUMBER	0624-1688
DRAWING IDENTIFICATION NUMBER	A-07
AMENDMENT ISSUE	D



1 ROOF TOP TERRACE AREA

1 : 200 @ A3

ISSUED FOR
CONCEPT DISCUSSION
NOT FOR CONSTRUCTION

DRAWING AMENDMENTS

REVISION	DESCRIPTION	DATE
B	PRE APP CONCEPT REVIEW	14/08/2024
C	REVISED TERRACE CONCEPT	09/09/2024
D	REVISED PARKING AND TERRACE CONCEPT	10/09/2024

PROJECT TITLE: BRADLEY ST REDEVELOPMENT

CLIENT: YARRABEE PROPERTY GROUP PTY LTD

TIM LEE ARCHITECTS
residential commercial industrial
P: 02 4822 5934
ABN: 71425067537
ROSS PLACE
GOULBURN NSW
2580
NOMINATED ARCHITECT:
TIM LEE
NSW REG: 7304
ACT REG: 1030

DRAWING TITLE: ROOF TOP TERRACE PLAN

LOT AND DEPOSITED PLAN NO.: LOT 16 DP 1084067

STREET ADDRESS: 61 & 63 BRADLEY STREET GOULBURN

DRAWING COMMENCED: 07/24	DRAWING VERIFIED BY: TL
DRAWING SCALE: 1 : 200	DRAWN BY: AH
AT SHEET SIZE: A3 SHEET	JOB NUMBER: 0624-1688
DRAWING IDENTIFICATION NUMBER: A-08	AMENDMENT ISSUE: D

1 PROPOSED EAST ELEVATION

1 : 200 @ A3

2 PROPOSED NORTH ELEVATION

1 : 200 @ A3

ISSUED FOR

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DRAWING AMENDMENTS

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D	REVISED PARKING AND TERRACE CONCEPT	10/09/2024

PROJECT TITLE: BRADLEY ST REDEVELOPMENT

CLIENT: YARRABEE PROPERTY GROUP PTY LTD

TIM LEE ARCHITECTS
residential commercial industrial
P: 02 4822 5934
ABN: 71425067537
ROSS PLACE
GOULBURN NSW
2580
NOMINATED ARCHITECT:
TIM LEE
NSW REG: 7304
ACT REG: 1030

DRAWING TITLE: ELEVATIONS

LOT AND DEPOSITED PLAN NO.: LOT 16 DP 1084067

STREET ADDRESS: 61 & 63 BRADLEY STREET GOULBURN

DRAWING COMMENCED	DRAWING VERIFIED BY
07/24	T.L.
DRAWING SCALE	DRAWN BY
1 : 200	AH
AT SHEET SIZE	JOB NUMBER
A3 SHEET	0624-1688
DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE
A-09	D

1 PROPOSED SOUTH ELEVATION

1 : 200 @ A3

2 PROPOSED WEST ELEVATION

1 : 200 @ A3

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PROJECT TITLE: BRADLEY ST REDEVELOPMENT

CLIENT: YARRABEE PROPERTY GROUP PTY LTD

TIM LEE ARCHITECTS
residential commercial industrial
P: 02 4822 5934
ABN: 71425067537
ROSS PLACE
GOULBURN NSW
2580
NOMINATED ARCHITECT:
TIM LEE
NSW REG: 7304
ACT REG: 1030

DRAWING TITLE: ELEVATIONS

LOT AND DEPOSITED PLAN NO.: LOT 16 DP 1084067

STREET ADDRESS: 61 & 63 BRADLEY STREET GOULBURN

DRAWING COMMENCED	07/24
DRAWING VERIFIED BY	T.L.
DRAWING SCALE	1 : 200
DRAWN BY	AH
AT SHEET SIZE	A3 SHEET
JOB NUMBER	0624-1688
DRAWING IDENTIFICATION NUMBER	A-10
AMENDMENT ISSUE	D

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DRAWING AMENDMENTS

REVISION	DESCRIPTION	DATE
B	PRE APP CONCEPT REVIEW	14/08/2024
C	REVISED TERRACE CONCEPT	09/09/2024
D	REVISED PARKING AND TERRACE CONCEPT	10/09/2024

PROJECT TITLE
BRADLEY ST REDEVELOPMENT

CLIENT
YARRABEE PROPERTY GROUP PTY LTD

TIM LEE ARCHITECTS
residential commercial industrial
P: 02 4822 5934
ABN: 71425067537
ROSS PLACE
GOULBURN NSW
2580
NOMINATED ARCHITECT:
TIM LEE
NSW REG: 7304
ACT REG: 1030

DRAWING TITLE
3D CONCEPT

LOT AND DEPOSITED PLAN NO.
LOT 16 DP 1084067

STREET ADDRESS
61 & 63 BRADLEY STREET GOULBURN

DRAWING COMMENCED
07/24

DRAWING VERIFIED BY
T.L.

DRAWING SCALE

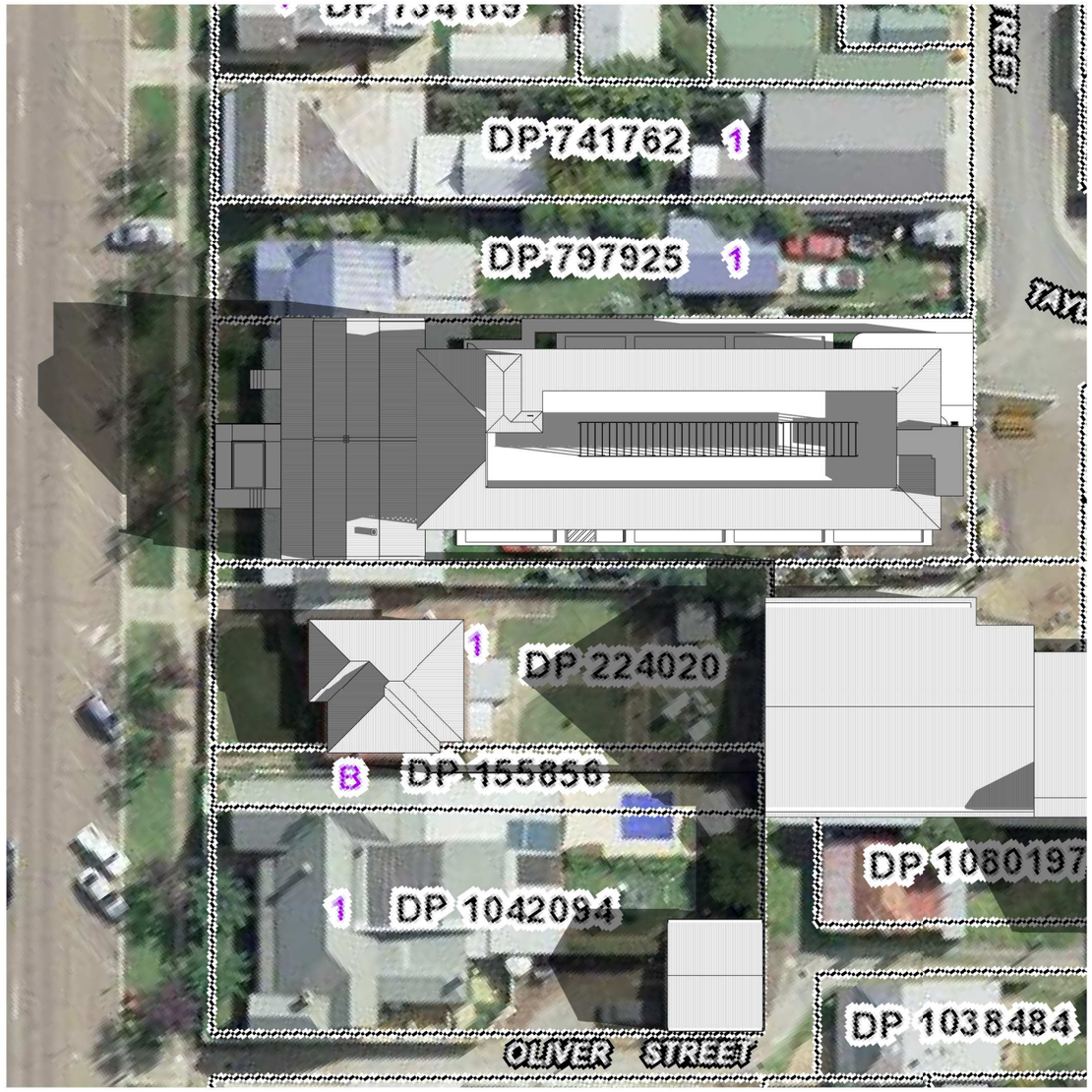
DRAWN BY
AH

AT SHEET SIZE
A3 SHEET

JOB NUMBER
0624-1688

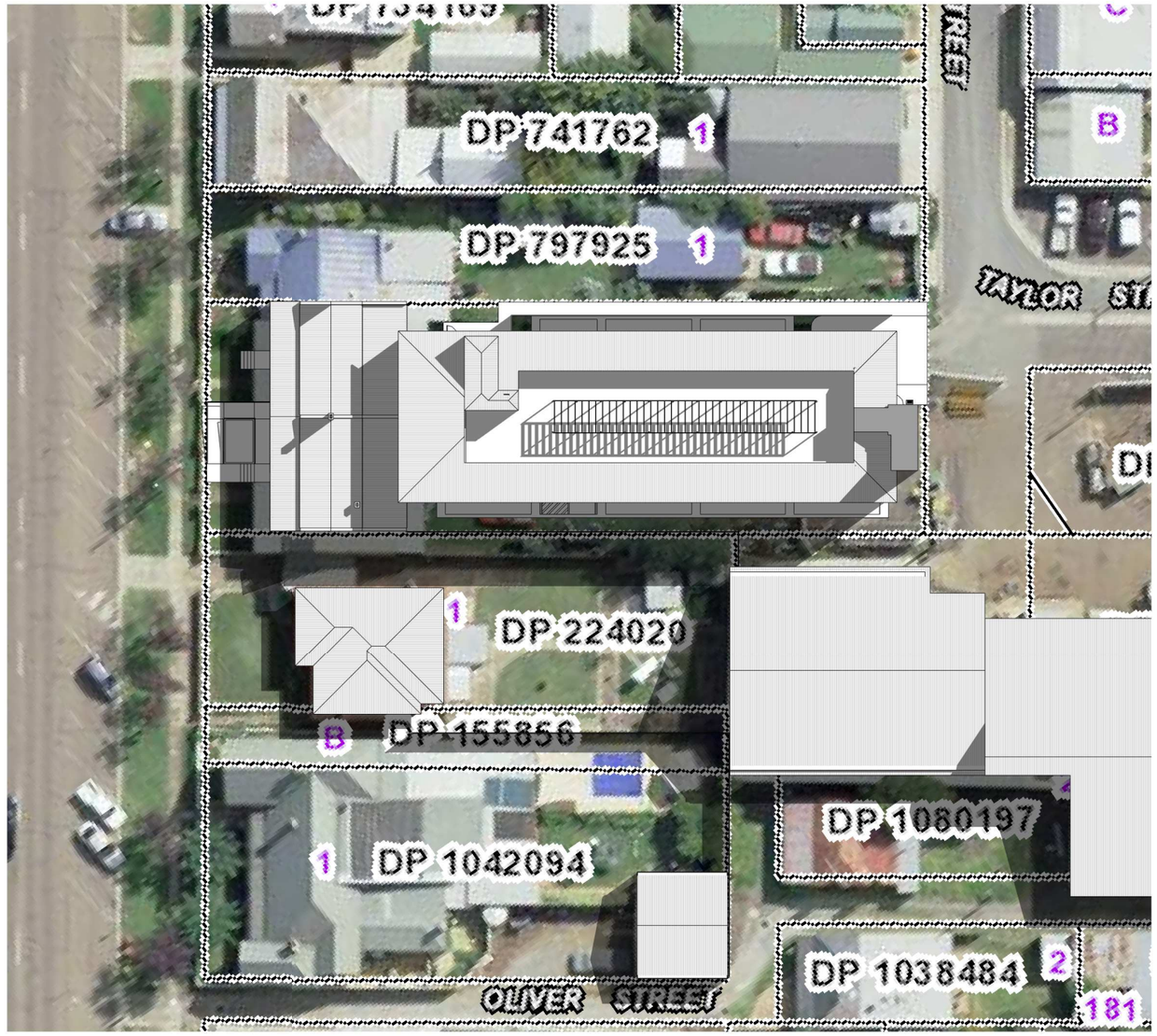
DRAWING IDENTIFICATION NUMBER
A-11

AMENDMENT ISSUE
D



1 SHADOW DIAGRAM - WINTER SOLSTICE 9AM

1 : 500 @ A3



2 SHADOW DIAGRAM - WINTER SOLSTICE 12PM

1 : 500 @ A3

ISSUED FOR

CONCEPT DISCUSSION

NOT FOR CONSTRUCTION

DRAWING AMENDMENTS

REVISION	DESCRIPTION	DATE
B	PRE APP CONCEPT REVIEW	14/08/2024
C	REVISED TERRACE CONCEPT	09/09/2024
D	REVISED PARKING AND TERRACE CONCEPT	10/09/2024

PROJECT TITLE: BRADLEY ST REDEVELOPMENT

CLIENT: YARRABEE PROPERTY GROUP PTY LTD

TIM LEE ARCHITECTS
residential commercial industrial
P: 02 4822 5934
ABN: 71425067537
ROSS PLACE
GOULBURN NSW
2580
NOMINATED ARCHITECT:
TIM LEE
NSW REG: 7304
ACT REG: 1030

DRAWING TITLE: SHADOW DIAGRAMS

LOT AND DEPOSITED PLAN NO.: LOT 16 DP 1084067

STREET ADDRESS: 61 & 63 BRADLEY STREET GOULBURN

DRAWING COMMENCED: 07/24

DRAWING VERIFIED BY: T.L.

DRAWING SCALE: 1 : 500

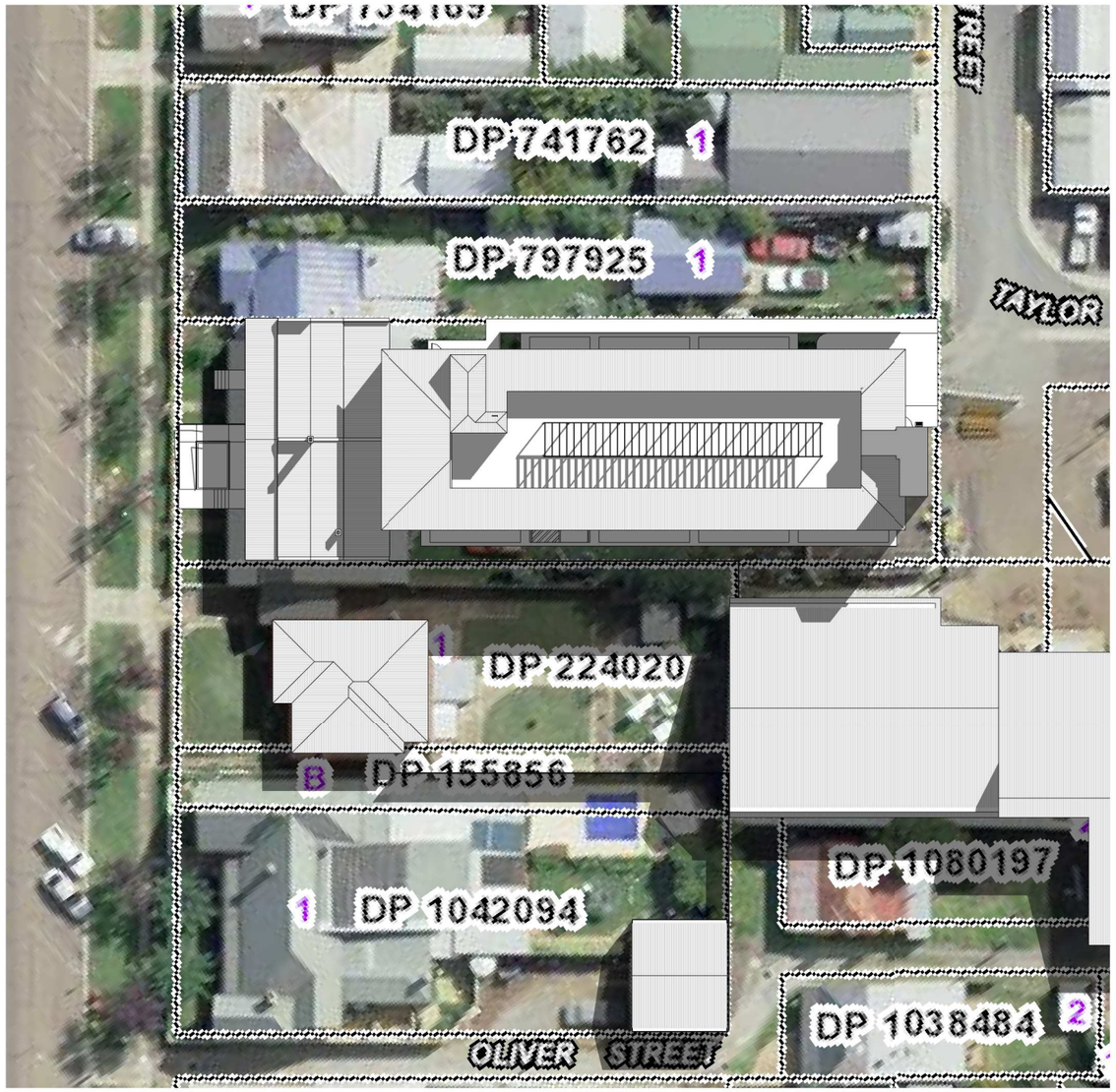
DRAWN BY: AH

AT SHEET SIZE: A3 SHEET

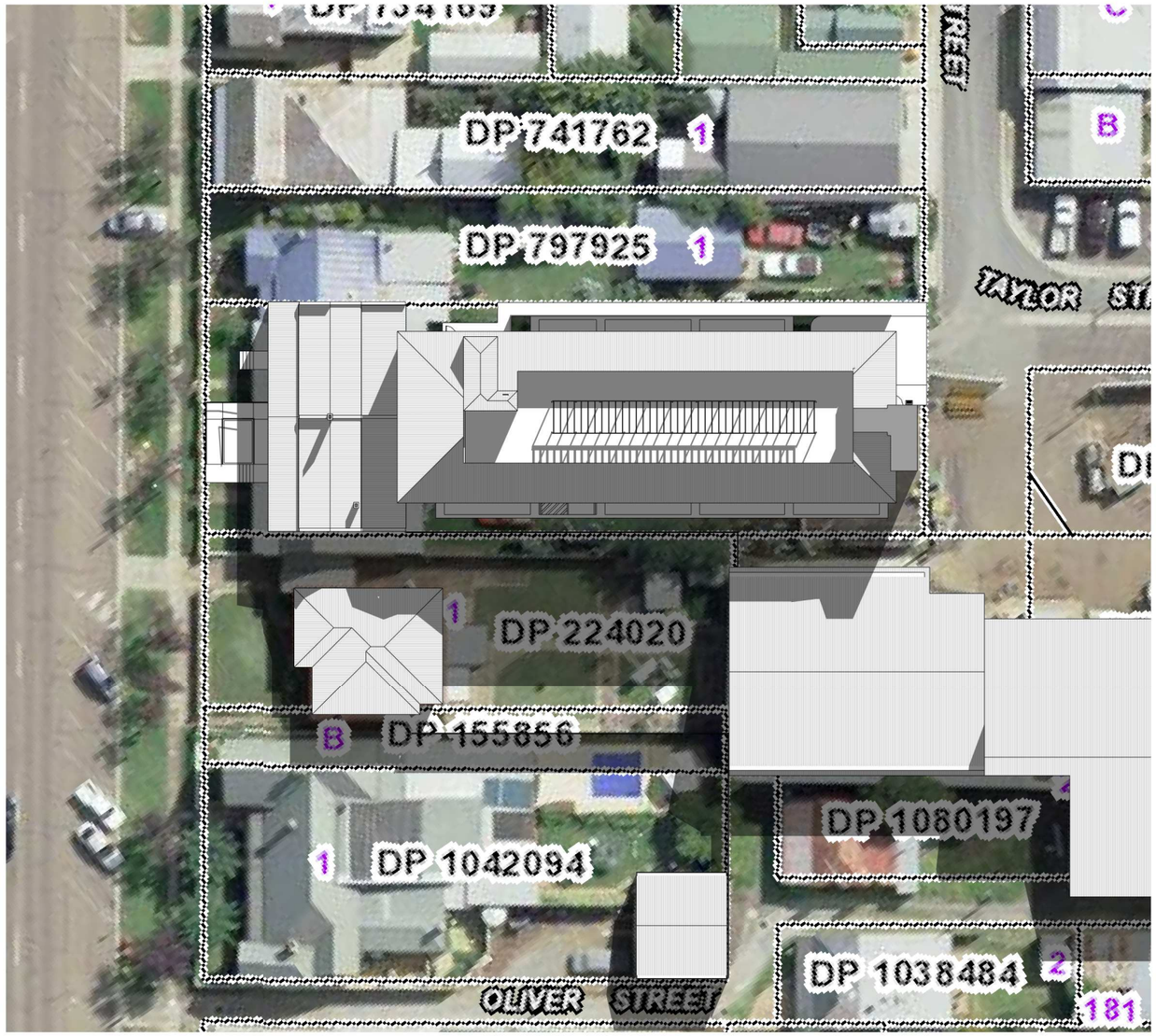
JOB NUMBER: 0624-1688

DRAWING IDENTIFICATION NUMBER: A-12

AMENDMENT ISSUE: D



1 SHADOW DIAGRAM - WINTER SOLSTICE 1PM
1 : 500 @ A3



2 SHADOW DIAGRAM - WINTER SOLSTICE 2PM
1 : 500 @ A3

ISSUED FOR
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REVISION	DESCRIPTION	DATE
B	PRE APP CONCEPT REVIEW	14/08/2024
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PROJECT TITLE: BRADLEY ST REDEVELOPMENT

CLIENT: YARRABEE PROPERTY GROUP PTY LTD

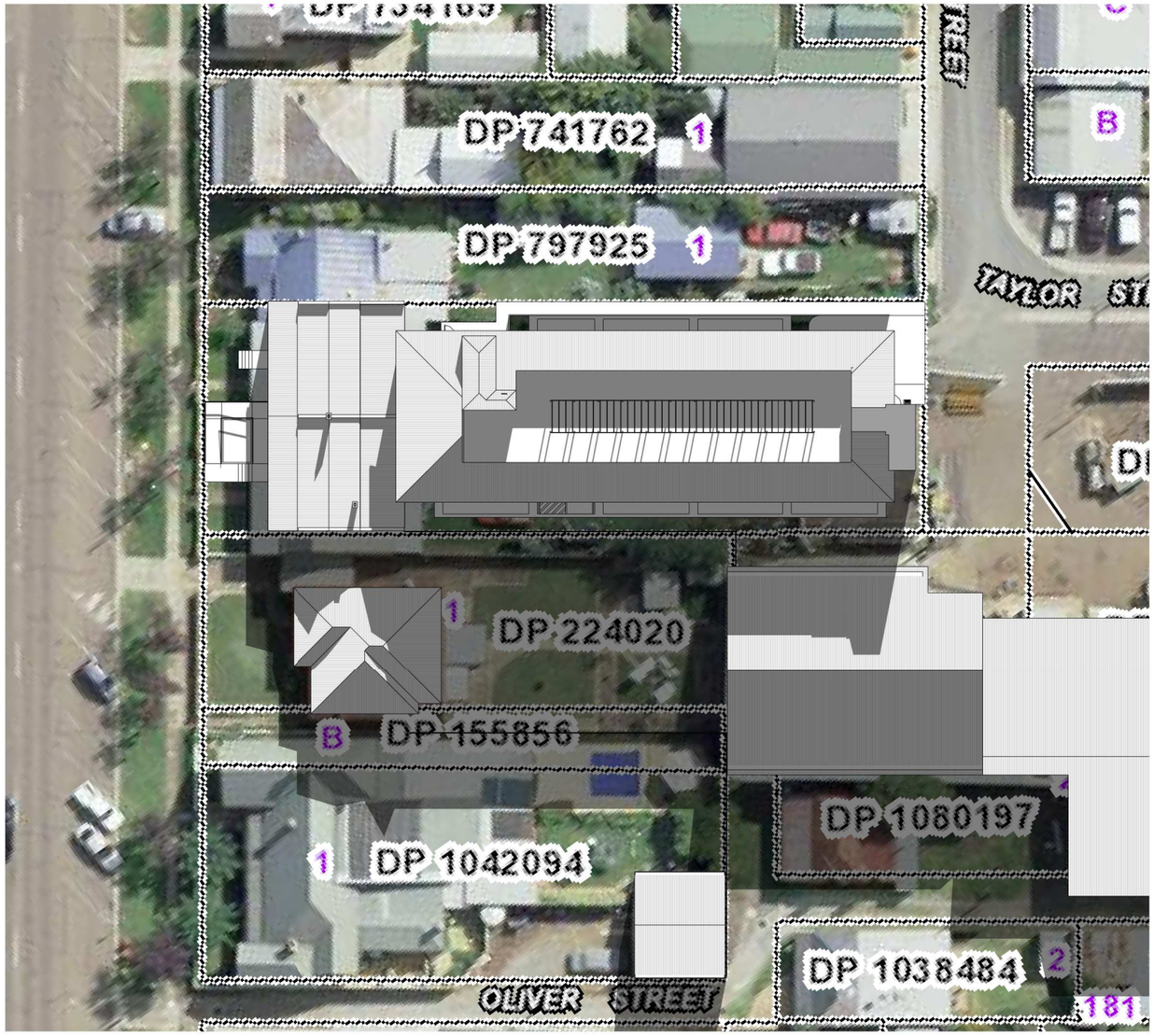
Figured dimensions take precedence. Do not scale drawings.
Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in restrict accordance with current Australian standards, BCA, Local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures.

C

TIM LEE ARCHITECTS
residential commercial industrial
P: 02 4822 5934
ABN: 71425067537
ROSS PLACE
GOULBURN NSW
2580
NOMINATED ARCHITECT:
TIM LEE
NSW REG: 7304
ACT REG: 1030

DRAWING TITLE: SHADOW DIAGRAMS
LOT AND DEPOSITED PLAN NO.: LOT 16 DP 1084067
STREET ADDRESS: 61 & 63 BRADLEY STREET GOULBURN

DRAWING COMMENCED: 07/24	DRAWING VERIFIED BY: T.L.
DRAWING SCALE: 1 : 500	DRAWN BY: AH
AT SHEET SIZE: A3 SHEET	JOB NUMBER: 0624-1688
DRAWING IDENTIFICATION NUMBER: A-13	AMENDMENT ISSUE: D



1 SHADOW DIAGRAM - WINTER SOLSTICE 3PM

1 : 500 @ A3

ISSUED FOR
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DRAWING AMENDMENTS

REVISION	DESCRIPTION	DATE
B	PRE APP CONCEPT REVIEW	14/08/2024
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PROJECT TITLE: BRADLEY ST REDEVELOPMENT

CLIENT: YARRABEE PROPERTY GROUP PTY LTD

TIM LEE ARCHITECTS
residential commercial industrial
P: 02 4822 5934
ABN: 71425067537
ROSS PLACE
GOULBURN NSW
2580
NOMINATED ARCHITECT:
TIM LEE
NSW REG: 7304
ACT REG: 1030

DRAWING TITLE: SHADOW DIAGRAMS

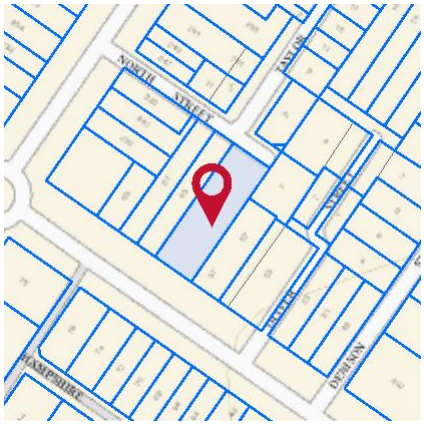
LOT AND DEPOSITED PLAN NO.: LOT 16 DP 1084067

STREET ADDRESS: 61 & 63 BRADLEY STREET GOULBURN

DRAWING COMMENCED	07/24
DRAWING VERIFIED BY	T.L.
DRAWING SCALE	1 : 500
DRAWN BY	AH
AT SHEET SIZE	A3 SHEET
JOB NUMBER	0624-1688
DRAWING IDENTIFICATION NUMBER	A-14
AMENDMENT ISSUE	D

Property Report

63 BRADLEY STREET GOULBURN 2580



Property Details

Address:	63 BRADLEY STREET GOULBURN 2580
Lot/Section /Plan No:	16/-/DP1084067
Council:	GOULBURN MULWAREE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Goulburn Mulwaree Local Environmental Plan 2009 (pub. 6-8-2021)
Land Zoning	MU1 - Mixed Use: (pub. 24-2-2023)
Height Of Building	10 m
Floor Space Ratio	1.5:1
Minimum Lot Size	NA
Heritage	Goulburn City Conservation Area Significance: Local
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Subject Land (pub. 16-12-2022)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	PEJAR
Regional Plan Boundary	South East and Tablelands